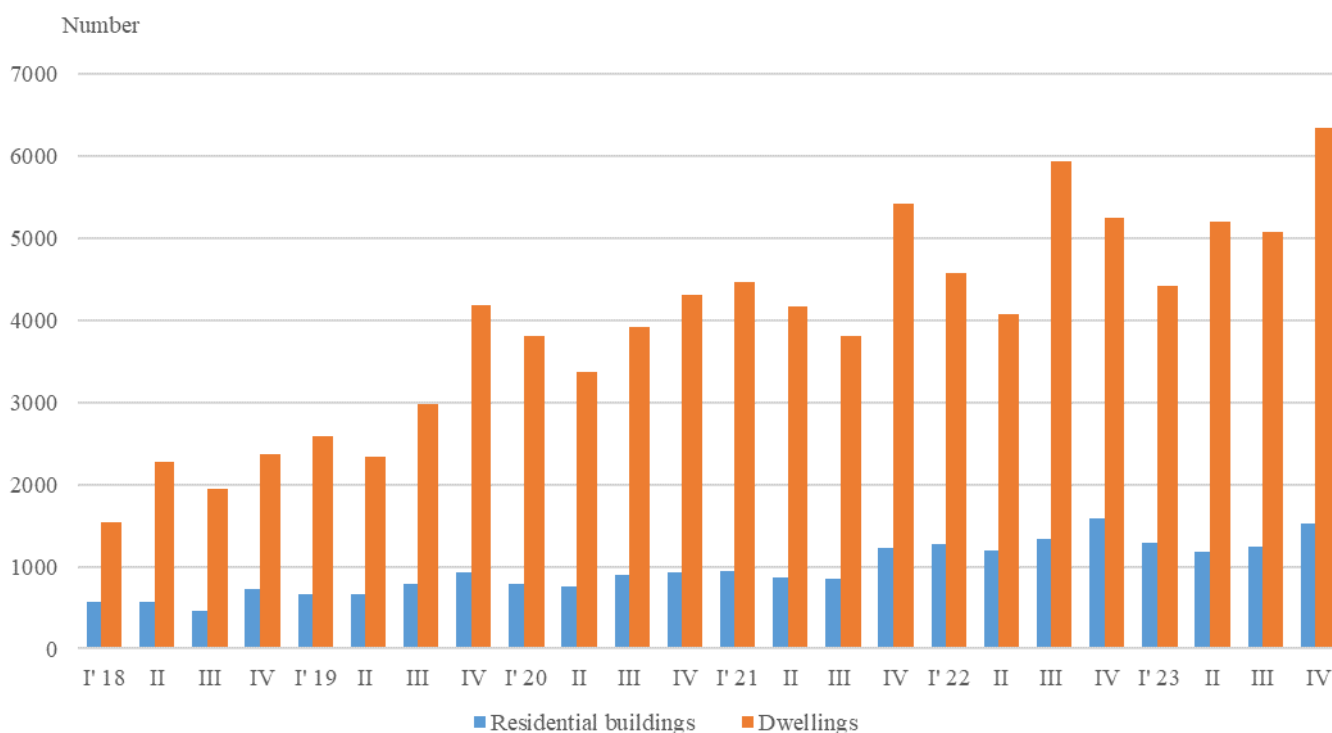


NEWLY BUILT RESIDENTIAL BUILDINGS AND DWELLINGS COMPLETED IN THE FOURTH QUARTER OF 2023 (PRELIMINARY DATA)

According to preliminary data from the National Statistical Institute in the fourth quarter of 2023, the number of newly built residential buildings was 1 529, and the newly built dwellings in them were 6 350 (Annex, Table 1). Compared to the fourth quarter of 2022, the buildings were by 57 less (or by 3.6%), and the newly built dwellings in them increased by 1 101, or by 21.0%. (Figure 1).

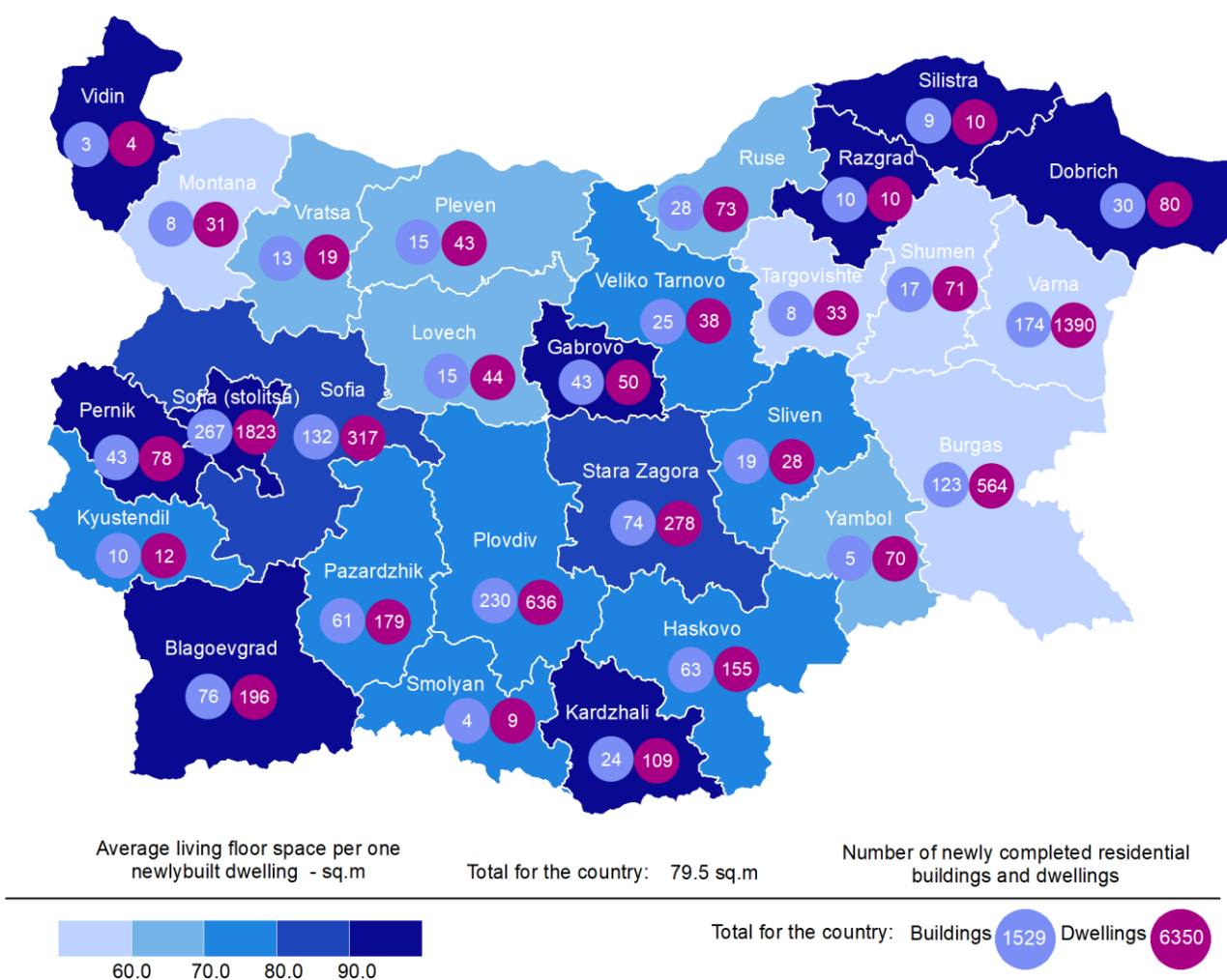
Figure 1. Newly built residential buildings and dwellings completed by quarters



In the fourth quarter of 2023, 76.8% of the newly built residential buildings had steel-concrete construction, 19.5% had solid structure, 3.3% had 'other' and 0.4% had a panel. The highest is the relative share of houses (78.3%), followed by blocks of flats (14.1%). As compared to the fourth quarter of 2022, the number of newly built blocks of flats, mixed buildings and country houses rose, while the number of newly built houses dropped (Annex, Table 2).

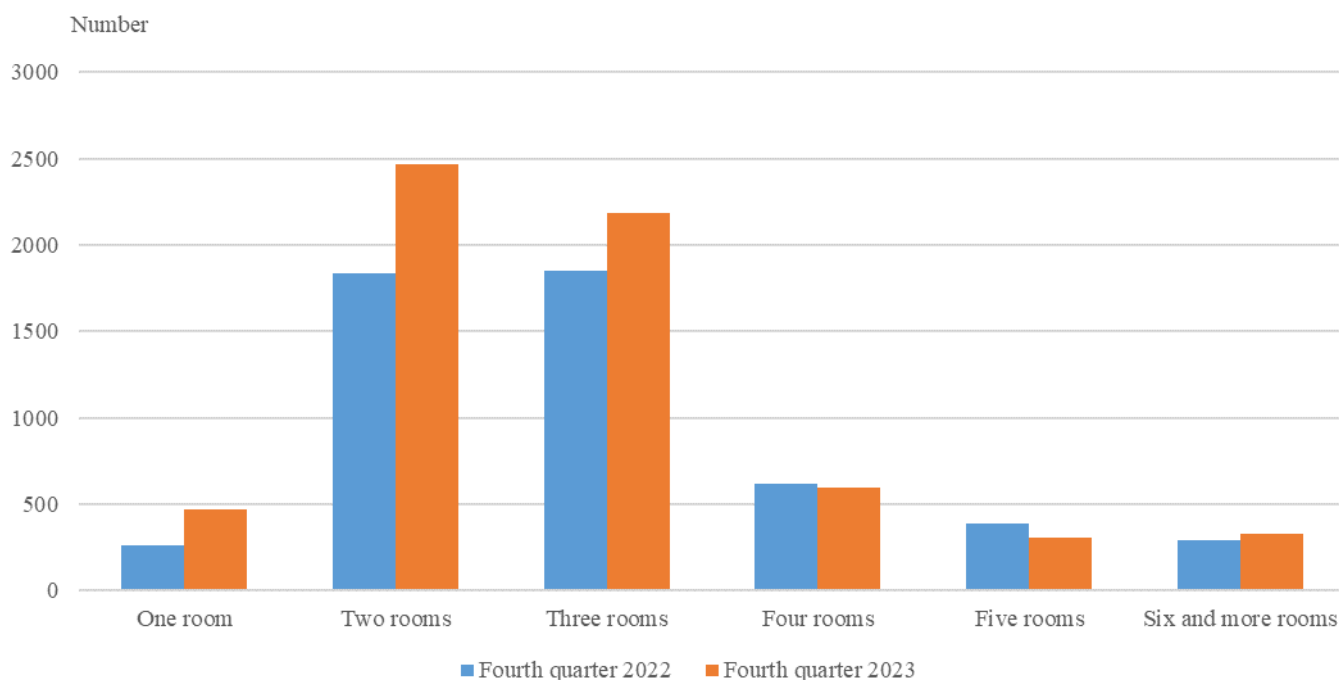
The highest is the number of residential buildings built in the district of Sofia (stolitsa) - 267 residential buildings with 1 823 dwellings, followed by Plovdiv - 230 residential buildings with 636 dwellings, and Varna - 174 buildings with 1 390 dwellings in them (Figure 2).

Figure 2. Newly built residential buildings and dwellings completed in the fourth quarter of 2023 by districts



The highest is the number of newly built dwellings with two rooms (38.9%), followed by the number of those with three rooms (34.4%), and the lowest is the number of dwellings with five rooms (4.8%) (Figure 3).

Figure 3. Newly built dwellings completed by number of rooms

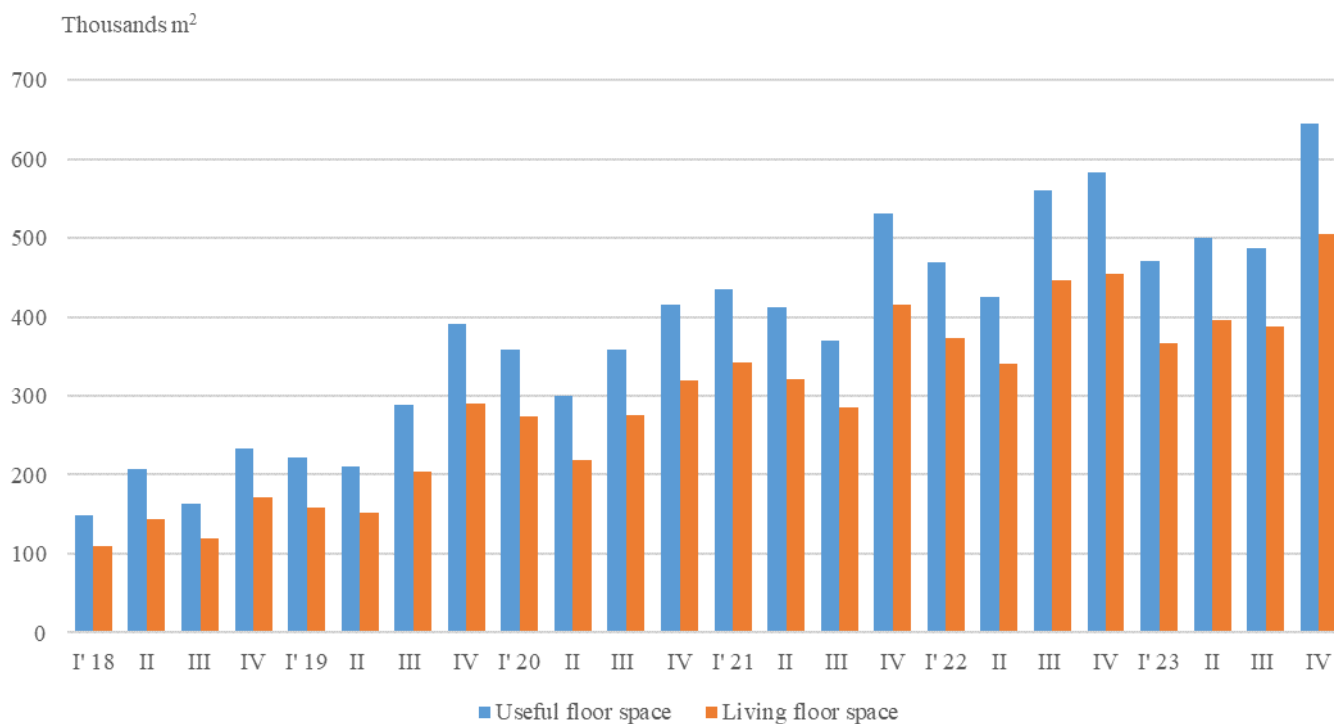


In the fourth quarter of 2023, the total useful space of newly built dwellings was 644.4 thousand sq. m, or by 10.3% more, compared to the same quarter of 2022, and the living floor space increased (by 10.9%) to 504.5 thousand sq. meters (Figure 4).

The **average useful floor** space of a newly built dwelling decreased from 111.3 sq. m in the fourth quarter of 2022 to 101.5 sq. m in the same quarter of 2023.

The biggest average useful floor space of a newly built dwelling was recorded in the districts of Silistra - 227.8 sq. m, and Gabrovo - 171.4 sq. m, and the smallest ones in Montana - 71.1 sq. m, and Varna - 72.4 sq. meters.

Figure 4. Total useful floor space and living floor space of newly built dwellings completed by quarters





Methodological notes

The statistical data about the newly built residential buildings and dwellings are prepared based on quarterly reports of the municipal administrations.

In the scope of the survey are newly built residential buildings with approved or valid usage licenses according to Regulation No. 2/31.07.2003 of the Ministry of Regional Development and Public Works.

Living floor space includes rooms and kitchens with over 4 sq. m of floor space.

Service floor space is the floor space of rooms and kitchens with less than 4 square meters of floor space, vestibules with a portal or other screen, corridors, bathrooms, toilets, larders, hanging closets and other service rooms, such as drying rooms, laundries or balconies regardless of their space.

The useful floor space of the dwelling is the sum of the living-floor space and the service floor space.

The average useful floor space is the ratio between the useful floor space and the number of dwellings.

Annex

Table 1

Newly built residential buildings and dwellings completed in the fourth quarter of 2023¹

Districts	Newly completed residential buildings and dwellings - in numbers		Useful floor area of newly built dwellings - sq. m		
	Buildings	Dwellings	Total	Living floor space, incl. kitchens over 4 sq. m	Service floor space, incl. kitchens under 4 sq. m
Total	1529	6350	644354	504517	139837
Blagoevgrad	76	196	33024	30307	2717
Burgas	123	564	41974	30034	11940
Varna	174	1390	100679	74029	26650
Veliko Tarnovo	25	38	4580	2969	1611
Vidin	3	4	629	544	85
Vratsa	13	19	1890	1290	600
Gabrovo	43	50	8571	4893	3678
Dobrich	30	80	8894	7431	1463
Kardzhali	24	109	14313	11311	3002
Kyustendil	10	12	1658	957	701
Lovech	15	44	3805	2831	974
Montana	8	31	2205	1377	828
Pazardzhik	61	179	15672	12978	2694
Pernik	43	78	12025	9524	2501
Pleven	15	43	3885	2697	1188
Plovdiv	230	636	65903	49107	16796
Razgrad	10	10	1385	1022	363
Ruse	28	73	8231	5036	3195
Silistra	9	10	2278	1645	633
Sliven	19	28	3068	2017	1051
Smolyan	4	9	732	634	98
Sofia	132	317	32395	27935	4460
Sofia (stolitsa)	267	1823	220165	178274	41891
Stara Zagora	74	278	27186	23361	3825
Targovishte	8	33	2835	1847	988
Haskovo	63	155	15374	12230	3144
Shumen	17	71	5169	3351	1818
Yambol	5	70	5829	4886	943

¹Preliminary data.



Table 2

Newly built residential buildings by type of building

(Number)

	2020				2021				2022				2023*			
	I quarter	II quarter	III quarter	IV quarter	I quarter	II quarter	III quarter	IV quarter	I quarter	II quarter	III quarter	IV quarter	I quarter	II quarter	III quarter	IV quarter
Total	792	757	899	928	952	867	858	1221	1271	1197	1336	1586	1289	1180	1239	1529
Houses	553	530	659	667	683	642	632	918	1014	933	1053	1299	1044	929	942	1197
Blocks of flats	169	170	161	184	182	139	140	216	169	179	206	197	166	184	190	216
Mixed buildings	34	34	30	26	38	45	33	33	36	27	26	36	34	29	31	43
Hostels	1	2	2	1	1	2	2	-	1	-	1	-	-	-	-	1
Country houses	35	21	46	49	45	39	51	54	47	58	50	54	45	38	76	72
Buildings of institutional households	-	-	1	1	3	-	-	-	4	-	-	-	-	-	-	-

* Preliminary data