



[CLICK TO VIEW](#)

[Table of Contents 2](#)

[List of Tables & Charts 3](#)

[Study Overview 4](#)

[Sample Text, Table
& Chart 5](#)

[Sample Text, Table,
Chart & Forecast 6](#)

[Order Form 7](#)

[About Freedonia, Custom
Research, Related Studies,
Corporate Use License 8](#)

World Housing

Industry Study with Forecasts for **2011 & 2016**

Study #2270 | December 2007 | \$5100 | 187 pages

www.freedoniagroup.com



The Freedonia Group

767 Beta Drive

Cleveland, OH • 44143-2326 • USA

Toll Free US Tel: 800.927.5900 or +1 440.684.9600

Fax: +1 440.646.0484

E-mail: info@freedoniagroup.com

Table of Contents

EXECUTIVE SUMMARY

MARKET ENVIRONMENT

General	4
World Economic Overview	5
Recent Historical Trends	5
Macroeconomic Outlook.....	8
World Demographic Overview	11
Population	12
Urban Population	13
Households	15
World Residential Building	
Construction Expenditures	17
Legislation & Regulatory	
Considerations	19

OVERVIEW

General	21
Housing Stock by Region.....	21
Housing Stock by Housing Type.....	25
New Housing Demand by Region.....	26
Housing Demand by Housing Type	29

NORTH AMERICA

North America	31
United States	36
Canada	42
Mexico	47

WESTERN EUROPE

Western Europe.....	53
Germany	57
France.....	63
United Kingdom.....	68
Italy	72
Spain	76
Other Western Europe	81

ASIA/PACIFIC

Asia/Pacific.....	86
China	91
India	97

Indonesia	101
Japan.....	105
Thailand.....	109
South Korea	114
Australia.....	119
Taiwan	122
Other Asia/Pacific	126

OTHER REGIONS

Latin America.....	133
Brazil	137
Argentina.....	141
Other Latin America.....	145
Eastern Europe	149
Russia	154
Poland.....	159
Other Eastern Europe	164
Africa/Mideast.....	168
Turkey	173
South Africa	177
Other Africa/Mideast.....	182

List of Tables/Charts

EXECUTIVE SUMMARY

1 Summary Table	3
-----------------------	---

MARKET ENVIRONMENT

1 World Gross Domestic Product	
by Region.....	11
2 World Population by Region.....	13
3 World Urban Population	
by Region.....	15
4 World Households by Region.....	17
5 World Residential Building	
Construction Expenditures	
by Region.....	19

OVERVIEW

1 World Housing Stock by Region..	23
Cht World Housing Stock	
by Region, 2006	24

Cht World Growth in Households &	
Housing Stock, 1996-2016	24
2 World Housing Stock by Type	26
3 World New Housing Units	
by Region.....	28
Cht World New Housing Units	
by Region, 2006	29
4 World New Housing Units	
by Type.....	30

NORTH AMERICA

1 North America -- Housing Stock .	33
Cht North America -- Growth in	
Households & Housing Stock ...	34
2 North America -- New	
Housing Units	35
3 United States -- Housing Stock ..	38
Cht United States -- Growth in	
Households & Housing Stock ...	39
4 United States -- New	
Housing Units	41
5 Canada -- Housing Stock	44
Cht Canada -- Growth in Households	
& Housing Stock.....	45
6 Canada -- New Housing Units.....	46
7 Mexico -- Housing Stock	49
Cht Mexico -- Growth in Households	
& Housing Stock.....	50
8 Mexico -- New Housing Units	52

WESTERN EUROPE

1 Western Europe -- Housing Stock	55
Cht Western Europe -- Growth in	
Households & Housing Stock ...	56
2 Western Europe -- New	
Housing Units	57
3 Germany -- Housing Stock	60
Cht Germany -- Growth in Households	
& Housing Stock.....	61
4 Germany -- New Housing Units...	63
5 France -- Housing Stock.....	65
Cht France -- Growth in Households	
& Housing Stock.....	66

(continued on next page)

List of Tables/Charts

(continued from previous page)

5 France -- Housing Stock.....	65
Cht France -- Growth in Households & Housing Stock.....	66
6 France -- New Housing Units.....	67
7 United Kingdom -- Housing Stock	70
Cht United Kingdom -- Growth in Households & Housing Stock ...	71
8 United Kingdom -- New Housing Units	72
9 Italy -- Housing Stock	74
Cht Italy -- Growth in Households & Housing Stock.....	75
10 Italy -- New Housing Units	76
11 Spain -- Housing Stock	78
Cht Spain -- Growth in Households & Housing Stock.....	79
12 Spain -- New Housing Units.....	80
13 Other Western Europe -- Housing Stock.....	83
Cht Other Western Europe -- Growth in Households & Housing Stock ...	84
14 Other Western Europe -- New Housing Units.....	85

ASIA/PACIFIC

1 Asia/Pacific -- Housing Stock.....	89
Cht Asia/Pacific -- Growth in Households & Housing Stock ...	90
2 Asia/Pacific -- New Housing Units	91
3 China -- Housing Stock	94
Cht China -- Growth in Households & Housing Stock.....	95
4 China -- New Housing Units.....	97
5 India -- Housing Stock.....	99
Cht India -- Growth in Households & Housing Stock.....	100
6 India -- New Housing Units	101
7 Indonesia -- Housing Stock	103
Cht Indonesia -- Growth in Households & Housing Stock ..	104
8 Indonesia -- New Housing Units	105
9 Japan -- Housing Stock.....	107

Cht Japan -- Growth in Households & Housing Stock.....	108
10 Japan -- New Housing Units	109
11 Thailand -- Housing Stock	112
Cht Thailand -- Growth in Households & Housing Stock.....	113
12 Thailand -- New Housing Units..	114
13 South Korea -- Housing Stock ...	116
Cht South Korea -- Growth in Households & Housing Stock ..	117
14 South Korea -- New Housing Units	118
15 Australia -- Housing Stock.....	120
Cht Australia -- Growth in Households & Housing Stock.....	121
16 Australia -- New Housing Units .	122
17 Taiwan -- Housing Stock	124
Cht Taiwan -- Growth in Households & Housing Stock.....	125
18 Taiwan -- New Housing Units	126
19 Other Asia/Pacific -- Housing Stock.....	129
Cht Other Asia/Pacific -- Growth in Households & Housing Stock ..	130
20 Other Asia/Pacific -- New Housing Units	131
21 Other Asia/Pacific -- Housing Stock & New Housing Units by Country.....	132

OTHER REGIONS

1 Latin America -- Housing Stock .	135
Cht Latin America -- Growth in Households & Housing Stock ..	136
2 Latin America -- New Housing Units	137
3 Brazil -- Housing Stock.....	139
Cht Brazil -- Growth in Households & Housing Stock.....	140
4 Brazil -- New Housing Units.....	141
5 Argentina -- Housing Stock	143
Cht Argentina -- Growth in Households & Housing Stock ..	144
6 Argentina -- New Housing Units	145
7 Other Latin America -- Housing Stock.....	147

Cht Other Latin America -- Growth in Households & Housing Stock ..	148
8 Other Latin America -- New Housing Units.....	149
9 Eastern Europe -- Housing Stock.....	152
Cht Eastern Europe -- Growth in Households & Housing Stock ..	153
10 Eastern Europe -- New Housing Units	154
11 Russia -- Housing Stock	157
Cht Russia -- Growth in Households & Housing Stock.....	158
12 Russia -- New Housing Units.....	159
13 Poland -- Housing Stock.....	161
Cht Poland -- Growth in Households & Housing Stock.....	162
14 Poland -- New Housing Units	163
15 Other Eastern Europe -- Housing Stock.....	166
Cht Other Eastern Europe -- Growth in Households & Housing Stock ..	167
16 Other Eastern Europe -- New Housing Units.....	168
17 Africa/Mideast -- Housing Stock	171
Cht Africa/Mideast -- Growth in Households & Housing Stock ..	172
18 Africa/Mideast -- New Housing Units	173
19 Turkey -- Housing Stock.....	175
Cht Turkey -- Growth in Households & Housing Stock.....	176
20 Turkey -- New Housing Units.....	177
21 South Africa -- Housing Stock...	179
Cht South Africa -- Growth in Households & Housing Stock ..	180
22 South Africa -- New Housing Units	181
23 Other Africa/Mideast -- Housing Stock.....	183
Cht Other Africa/Mideast -- Growth in Households & Housing Stock ..	184
24 Other Africa/Mideast -- New Housing Units.....	185
25 Other Africa/Mideast -- Housing Stock & New Housing Units by Country.....	187

[Click here to purchase online](#)

The most rapid increases in the housing stock will be in the Africa/Mideast region -- reaching 308 million units in 2011 -- as population there grows at nearly twice the global average.

New housing units to reach 58 million in 2011

Global demand for new housing is expected to increase 2.1 percent per annum through 2011, generating the construction of nearly 58 million new housing units. The most rapid gains will be in the Africa/Mideast region (led by Nigeria), spurred by the most rapid increases in population and household formation of any region. Yet a significant share of the new housing constructed in that region will be to satisfy little more than basic needs for shelter, and the growth in the value of new housing construction will be eclipsed by that in other parts of the world.

World housing stock to approach 2 billion units

The world stock of housing is expected to approach two billion units in 2011 on annual increases of 1.9 percent. That pace will represent a deceleration from the 2001-2006 period, as new household formation slows in many large markets, including China. The most rapid increases in the housing stock will be in the Africa/Mideast region, where population growth will be nearly twice the global average. The Africa/Mideast housing stock is anticipated to reach 308 million units in 2011 on annual growth of 2.9 percent. Gains in the Asia/Pacific region and Latin America will also be in excess of the world average, aided by solid increases in the number of households.



China, Mexico to see fastest gains in new residential construction

Measured in terms of the inflation-adjusted value of residential construction, China is forecast to post the fastest advances over the forecast period. Real residential construction expenditures in China will expand 8.1 percent per year through 2011. China's continuing population flows from rural to urban areas will help stimulate increases in new housing construction. Population increases in China over the forecast period will be substantially below the world average, and the annual growth in new housing units will be moderate. With the country's

rising personal income levels, however, purchasers of new housing units will be able to afford larger or better-constructed units than in the past, boosting the average value of new housing units.

Mexico will enjoy one of the fastest increases in the number of new housing units through 2011, with growth of nearly five percent per year to one million units. Advances will be driven by a continuation of government-sponsored efforts to address the country's shortage of affordable housing, with a large portion of new home construction built through programs sponsored by housing agencies of the federal government.

Sample Text, Table & Chart

ASIA/PACIFIC

than 13 percent in 1998. This precipitous economic downturn in civil unrest and the collapse of the long-standing Suharto. The Indonesian economy managed to eke out a small gain in by 2000 it had resumed solid growth. After decelerating a bit in the wake of the global economic slowdown, Indonesia's economy managed robust annual increases through 2006. Gains were in part by high prices for natural resources in the middle part of the decade, especially for crude petroleum. Economic growth in Indonesia is expected to be quite respectable by global standards but will lag the regional average through the middle of the next decade, hindering the country's industrialization process to at least some extent. In addition, the country is facing substantial rebuilding efforts following recent natural disasters. A major tsunami that caused devastating damage to property and took more than 200,000 lives in December 2004, and a May 2006 earthquake that took over 4,000 lives on the island of Java will impact the country's economic development prospects for a time.

Indonesia: Housing Stock

In 2006, the housing stock in Indonesia was 62.2 million units, about one percent larger than the number of households. Of those housing units, approximately three-fifths were single-family units, reflecting the substantial rural population in the country. The size of the average housing unit was 77 square meters in 2006, slightly below the regional average.

The housing stock in Indonesia has increased at an average rate of 2.5 percent per annum through 2011 to 70 million units. Household formation is expected to increase at a rate of 1.5 percent per annum through 2011 to 60 million units. The respective 2001-2006 and 2006-2011 average annual growth rates of the housing stock and household formation are expected to be 2.5 percent and 1.5 percent, respectively. The growth of the housing stock is expected to be modestly through 2011 to 70 million units.

SAMPLE TEXT

TABLE VI-7

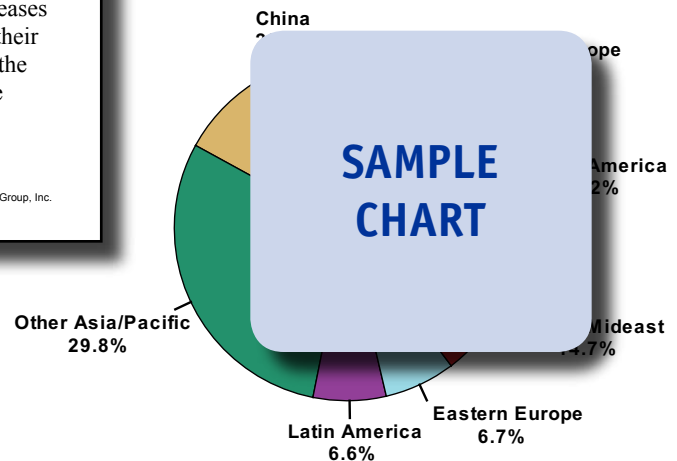
INDONESIA -- HOUSING STOCK (millions)

Item	1996	2001	2006	2011	2016
Population	198.0	208.0	218.0	228.0	238.0
persons per household	3.5	3.5	3.5	3.5	3.5
Households	56.6	60.0	62.2	65.6	69.0
stock per household	1.1	1.1	1.1	1.1	1.1
Housing Stock	62.2	62.2	62.2	62.2	62.2
Single-Family	37.3	37.3	37.3	37.3	37.3
Multifamily	24.9	24.9	24.9	24.9	24.9
sq meters/unit	77	77	77	77	77
Existing Floor Space (billion sq m)	4.79	4.79	4.79	4.79	4.79

SAMPLE TABLE

CHART III-1

WORLD HOUSING STOCK BY REGION, 2006 (1.8 billion units)

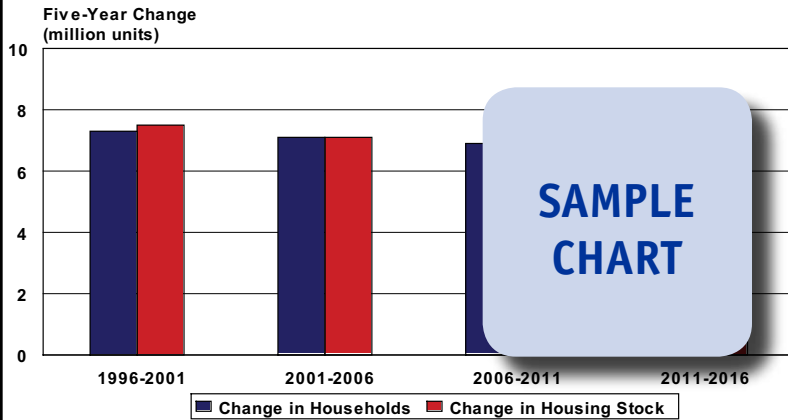


SAMPLE CHART

Sample Text, Table, Chart & Forecast

CHART VI-4

INDONESIA -- GROWTH IN HOUSEHOLDS & HOUSING STOCK, 1996-2016



ASIA/PACIFIC

Indonesia: New Housing Units

Construction of new housing units in Indonesia is projected to rise percent per year through 2011 to 200,000 units, a deceleration in the 2001-2006 period. In 2006, multifamily units accounted for just under two-fifths of new housing units in Indonesia. Growth in the average size of new housing units in Indonesia will be limited by the amount of multifamily construction, but the average is nonetheless expected to rise

Construction of new housing units is expected to advance percent per annum through 2011 to 200,000 units. Gains will be led by ongoing migration to urban areas, where multifamily housing is more common. In 2006, multifamily units accounted for just under two-fifths of new housing units in Indonesia. Growth in the average size of new housing units in Indonesia will be limited by the amount of multifamily construction, but the average is nonetheless expected to rise

SAMPLE TEXT

SAMPLE CHART

“Within the Asia/Pacific region, construction of multifamily dwelling units will proceed at a slightly faster pace through 2011, continuing the pattern of the 1996-2006 period. Increasing population in urban areas will support construction of new multifamily dwellings. The average size of new housing units in the region is forecast to rise 1.4 percent per year through 2011 to 103 square meters.”

--Section VI, pp. 90-91

TABLE VI-8

INDONESIA -- NEW HOUSING UNITS (thousand units)

Item	1996	2001	2006	2011	2016
Residential Bldg Expend (bil 2005\$)	26.1	30.0	36.4	39.5	42.2
\$/sq meters new housing	179	179	179	179	179
New Housing Floor Space (mil sq m)	36	39	36	39	36
sq meters/unit	36	39	36	39	36
New Housing Units	1	1	1	1	1
Single-Family	95	95	95	95	95
Multifamily	50	50	50	50	50
new units/000 stock	3	3	3	3	3
Housing Stock (million units)	47.7	55.2	62.3	69.3	75.5

SAMPLE TABLE

ONLINE: www.freedomiagroup.com

MAIL: Print out and complete the order form and send to The Freedomia Group (see address at the bottom of this form)

PHONE: Call toll free, 800.927.5900 (US) or + 1 440.684.9600

FAX: + 1 440.646.0484 (US)

EMAIL: info@freedomiagroup.com

Free Handling & Shipping

There is NO charge for handling or UPS shipping in the US. Expect delivery in 3 to 5 business days. Outside the US, Freedomia provides free airmail service. Express delivery is available at cost.

Credit Card Orders

For convenience, Freedomia accepts American Express, MasterCard or Visa. Credit card purchases must include account number, expiration date and authorized signature.

Orders Outside of the US

Checks must be made payable in US funds, drawn against a US bank and mailed directly to The Freedomia Group. For wire transfers please contact our customer service department at info@freedomiagroup.com. Credit cards accepted.

Save 15%

If you order three (3) different titles at the same time, you can receive a 15% discount. If your order is accompanied by a check or wire transfer, you may take a 5% cash discount (discounts do not apply to Corporate Use Licenses).

Corporate Use License

Now every decision maker in your organization can act on the key intelligence found in all Freedomia studies. For an additional \$2300, companies receive unlimited use of an electronic version (PDF) of the study. Place it on your intranet, e-mail it to coworkers around the world, or print it as many times as you like,

[Click here to learn more about the Corporate Use License](#)

ORDER FORM

F-WEB.2270

World Housing..... \$5100

Corporate Use License (add to study price) * + \$2300
 ___ Additional Print Copies @ \$500 each *

Total (including selected option) \$ _____

Enclosed is my check (5% discount) drawn on a US bank and payable to The Freedomia Group, Inc., in US funds (Ohio residents add 7.75% sales tax)

Bill my company American Express MasterCard Visa

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Credit Card #

MM	YY

Expiration

Signature _____

Name _____

Title _____

Company _____

Division _____

Street _____
(No PO Box please)

City/State/Zip _____

Country _____

Phone _____ Fax _____

Email _____

* Please check appropriate option and sign below to order an electronic version of the study.

Corporate Use License Agreement

The above captioned study may be stored on the company's intranet or shared directory, available to company employees. Copies of the study may be made, but the undersigned represents that distribution of the study will be limited to employees of the company.

Individual Use License Agreement

The undersigned hereby represents that the above captioned study will be used by only ___ individual(s) who are employees of the company and that the study will not be loaded on a network for multiple users. In the event that usage of the study changes, the Company will promptly notify Freedomia of such change and will pay to Freedomia the appropriate fee based on Freedomia's standard fee schedule then in effect. Note: Entire company corporate use license, add \$2300; one additional user, add \$500; two additional users, add \$1000; three additional users, add \$1500.

Signature _____

Signature _____

OTHER STUDIES

Prefabricated Housing

This study analyzes the US prefabricated housing industry. It presents historical demand data for the years 1996, 2001 and 2006 and forecasts for 2011 and 2016 by prefabricated housing product (e.g., manufactured, modular, panelized, precut); and by US regional market (e.g., Midwest, Northeast, South, West). The study also considers market environment factors, details industry structure and competitive strategies, evaluates company market share and profiles leading prefabricated housing manufacturers.
 #2296..... 01/2008..... \$4400

World Asphalt

This study analyzes the world market for asphalt. It presents historical demand data (1996, 2001, 2006) and forecasts for 2011 and 2016 by product (e.g., paving asphalt, roofing asphalt); world region (North America, Western Europe, Asia/Pacific, Latin America, Eastern Europe, Africa/Mideast); and for key countries within these regions. The study also discusses foreign trade, regional production capabilities, market share, cooperative agreements and product developments, and profiles major players.
 #2274..... 01/2008..... \$5500

World Windows & Doors

Global window and door demand will rise 5% yearly through 2011. China, India, Mexico and Russia will see some of the largest sales increases. Wood and metal products will stay dominant while plastic types will grow the fastest. The nonresidential building market will outpace the larger residential sector. This study analyzes the \$117.5 billion world window and door industry, with forecasts for 2011 and 2016 by product, market, world region and for 30 countries. It also details market share and profiles major players.
 #2235..... 09/2007..... \$5800

Construction Outlook in China

Construction expenditures in China will rise 8.8% annually through 2011. Nonbuilding construction will lead gains, followed closely by the nonresidential and residential sectors. An expanding domestic economy, ongoing infrastructure upgrades and sustained foreign investment will be among the growth factors. This study analyzes the outlook for construction in China, with forecasts for 2011 and 2016 by market, application and region. The study also evaluates market share and profiles major contractors.
 #2193..... 05/2007..... \$4900

World Siding (Cladding)

Global demand for exterior siding (or cladding) will grow 3.8% yearly through 2010 based on a pickup in nonresidential building construction. Metal, concrete and stone, and fiber cement siding will grow the fastest. China, India and Russia will lead gains, while growth rates in developed countries will be slower. This study analyzes the 4.3 billion square meter world siding industry for 2010 and 2015 by product, market, world region and for 31 countries. It also evaluates market share and profiles major producers.
 #2159..... 02/2007..... \$5500

About The Freedonia Group

The Freedonia Group, Inc., is a leading international industry market research company that provides its clients with information and analysis needed to make informed strategic decisions for their businesses. Studies help clients identify business opportunities, develop strategies, make investment decisions and evaluate opportunities and threats. Freedonia research is designed to deliver unbiased views and reliable outlooks to assist clients in making the right decisions. Freedonia capitalizes on the resources of its proprietary in-house research team of experienced economists, professional analysts, industry researchers and editorial groups. Freedonia covers a diverse group of industries throughout the United States, the emerging China market, and other world markets. Industries analyzed by Freedonia include:

- Chemicals • Plastics • Life Sciences • Packaging • Building Materials • Security & Electronics • Industrial Components & Equipment • Automotive & Transportation Equipment • Household Goods • Energy/Power Equipment

[Click here to learn more about Freedonia](#)

Freedonia Custom Research

Freedonia Custom Research delivers the same high quality, thorough and unbiased assessment of an industry or market as an industry study. Since the research initiative is based upon a company's specific needs, companies harness Freedonia's research capabilities and resources to answer unique questions. When you leverage the results of a Freedonia Custom Research engagement, you are able to obtain important answers to specific questions and issues associated with: mergers and acquisitions, new product launches/development, geographic expansion, entry into new markets, strategic business planning, and investment and funding decisions.

Freedonia Custom Research is ideal for companies seeking to make a strategic difference in the status quo and focus on future business growth. Working side by side with clients, Freedonia's team is able to define a research project that is custom-tailored to answer specific questions and provide the basis from which a company can make informed business decisions.

[Click here to learn more about Custom Research](#)



[Click here for complete title list](#)

[Click here to visit freedoniagroup.com](http://www.freedoniagroup.com)