

SPECIAL RELEASE

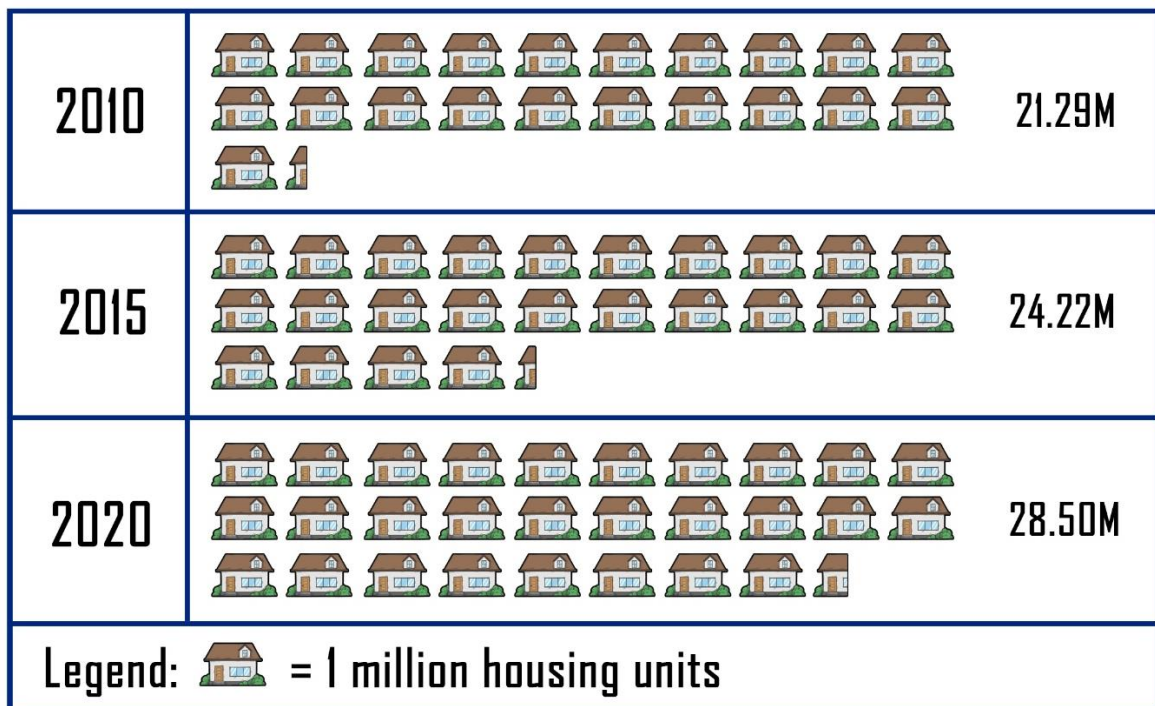
Housing Characteristics in the Philippines (2020 Census of Population and Housing)

Date of Release: 08 May 2023
Reference No. 2023-018

Philippines recorded about 28.5 million housing units in 2020

- Based on the 2020 Census of Population and Housing (2020 CPH), a total of 28,503,757 housing units were listed nationwide. Of this total, 25,191,610 housing units were occupied by households/household population as of 01 May 2020. In 2015, out of the 24.22 million housing units, 22.42 million were occupied, while in 2010, out of the total 21.29 million housing units, 19.72 million had occupants. (Figure 1)

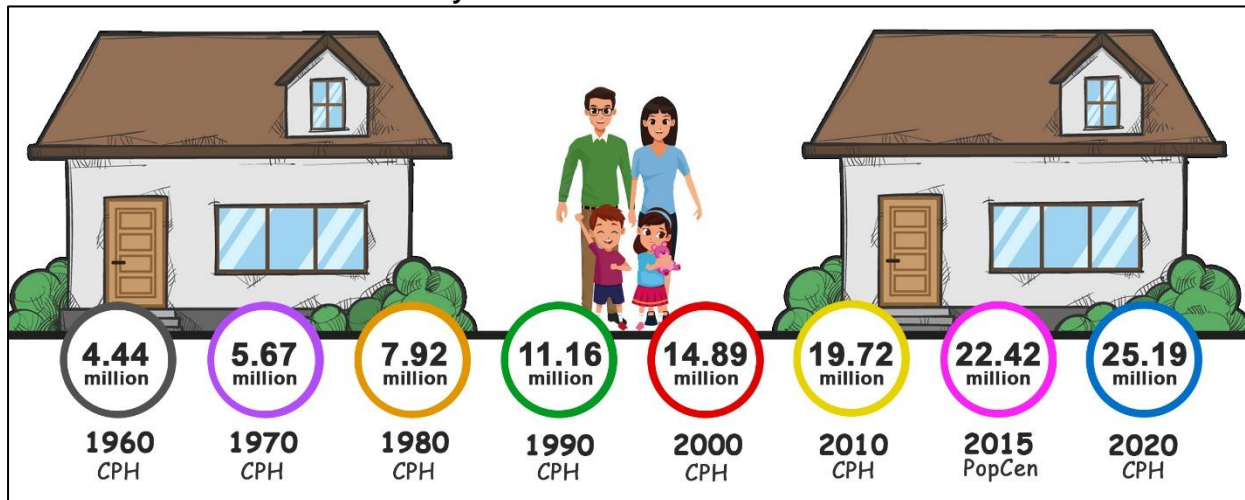
Figure 1. Total Housing Units in the Philippines: 2010, 2015, and 2020



Sources: Philippine Statistics Authority, Various Censuses

2. Between 2020 and 2015, the number of occupied housing units increased by 2,770,417 or 12.4 percent. (Figure 2)
3. In 1960, the reported total number of occupied housing units was 4,435,153, that is, 17.6 percent of the number of occupied housing units of the country in the 2020 CPH. (Figure 2)

Figure 2. Total Number of Occupied Housing Units in the Philippines by Census Year: 1960 to 2020



Sources: Philippine Statistics Authority, Various Censuses

Occupancy rate was posted at 88.4 percent nationwide

4. The occupancy rate or the ratio of the total occupied housing units to the total number of housing units in 2020 was posted at 88.4 percent. The occupancy rate in 2015 was higher at 92.6 percent. This means that there were more vacant housing units in 2020 than in 2015. (Table 1)
5. Bangsamoro Autonomous Region of Muslim Mindanao (BARMM) posted the highest occupancy rate of 98.8 percent in 2020. This was followed by Region IX (Zamboanga Peninsula) with 92.5 percent then Region V (Bicol) and Region II (Cagayan Valley) with 90.8 percent each. The lowest occupancy rate was recorded in the Cordillera Administrative Region (CAR) at 81.6 percent. (Table 1)

Table 1. Total Housing Units, Occupied Housing Units, and Occupancy Rate* by Region Philippines, 2020 and 2015

Region	Total Housing Units		Occupied Housing Units		Occupancy Rate (Percent)	
	2020	2015	2020	2015	2020	2015
Philippines	28,503,757	24,220,164	25,191,610	22,421,193	88.4	92.6
NCR	3,753,992	3,176,621	3,257,020	2,968,651	86.8	93.5
CAR	530,287	451,798	432,668	390,923	81.6	86.5
I - Ilocos	1,366,643	1,217,621	1,231,448	1,110,987	90.1	91.2
II - Cagayan Valley	964,325	854,140	875,592	789,269	90.8	92.4
III - Central Luzon	3,290,697	2,750,071	2,892,184	2,511,783	87.9	91.3
IV-A - CALABARZON	4,442,086	3,615,137	3,820,739	3,297,110	86.0	91.2
MIMAROPA	890,357	739,548	781,435	677,301	87.8	91.6
V - Bicol	1,478,159	1,301,174	1,342,578	1,207,809	90.8	92.8
VI - Western Visayas	2,135,131	1,796,857	1,896,202	1,694,705	88.8	94.3
VII - Central Visayas	2,183,877	1,797,454	1,909,857	1,675,808	87.5	93.2
VIII - Eastern Visayas	1,208,506	1,053,961	1,068,259	975,625	88.4	92.6
IX - Zamboanga Peninsula	927,551	825,778	858,337	781,692	92.5	94.7
X - Northern Mindanao	1,268,286	1,097,437	1,131,542	1,014,814	89.2	92.5
XI - Davao	1,451,867	1,269,836	1,285,860	1,159,719	88.6	91.3
XII - SOCCSKSARGEN ¹	1,161,316	1,042,803	1,037,179	981,689	89.3	94.1
XIII - Caraga	717,352	607,111	645,835	565,495	90.0	93.1
BARMM ¹	733,325	622,817	724,875	617,813	98.8	99.2

Note:

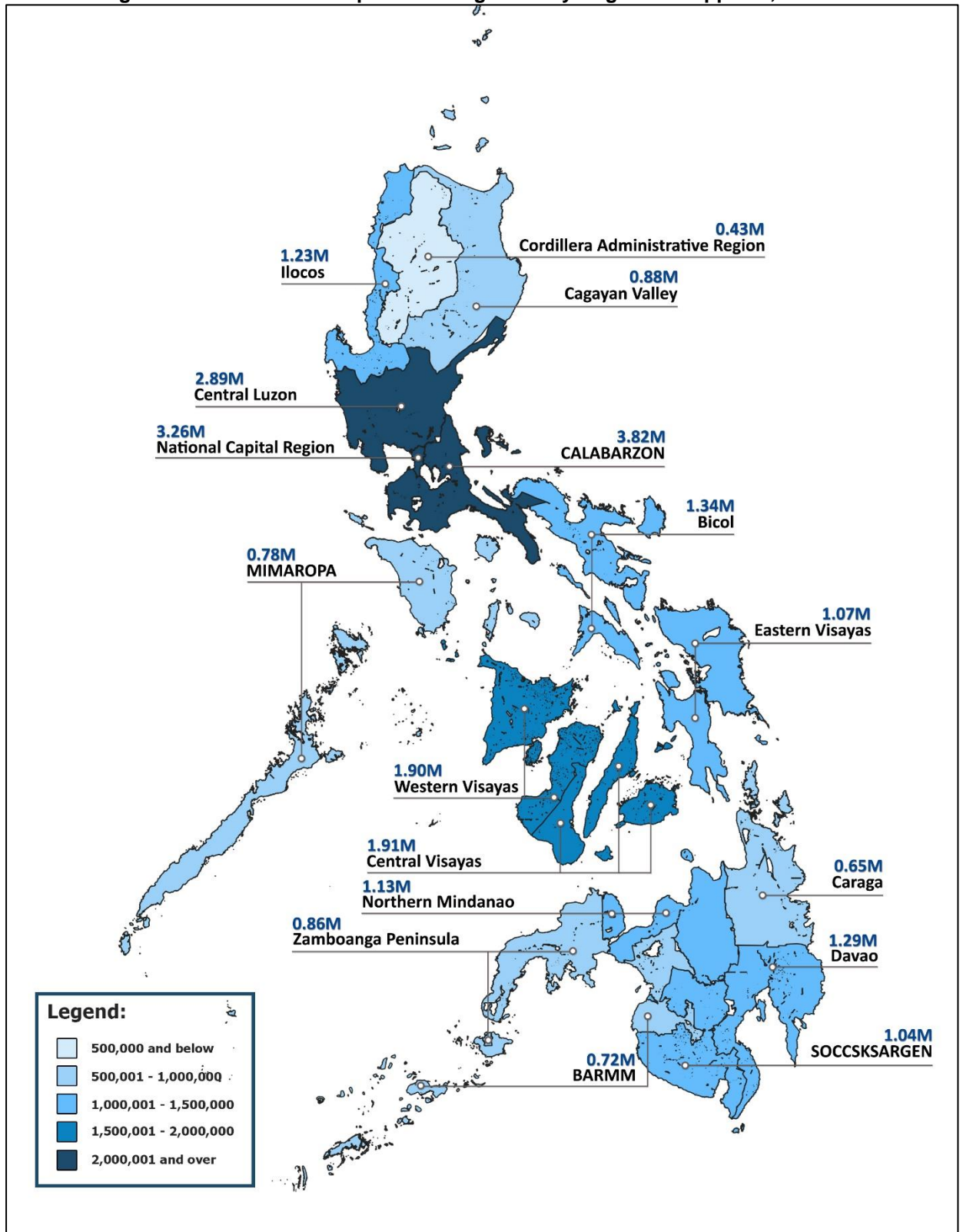
¹Transferred City of Cotabato from Region XII to BARMM, per PSA Board Resolution No. 13 Series of 2021 – Approving and Adopting the Third Quarter 2021 Philippine Standard Geographic Code Updates to Include the BARMM and Correct the Names of 37 Barangays

Sources: Philippine Statistics Authority, 2020 Census of Population and Housing and 2015 Census of Population

CALABARZON had the most number of occupied housing units

- The top three regions with the largest population sizes are also the top three regions in terms of number of occupied housing units. Region IV-A (CALABARZON) had the highest number of occupied housing units with a total of 3,820,739 occupied housing units in the Philippines with 15.2 percent share of the total occupied housing units in the Philippines. This was followed by the National Capital Region (NCR) with 3,257,020 (12.9%), and the Region III (Central Luzon) came in third with 2,892,184 (11.5%). CAR, which had the smallest regional population size, recorded the least number of occupied housing units with 432,668 (1.7%). (Figure 3)
- In Visayas, Region VII (Central Visayas) had the most number of occupied housing units with 1,909,857 (7.6% share) while in Mindanao, Region XI (Davao) ranked first in terms of the number of occupied housing units with 1,285,860 (5.1% share). (Figure 3)

Figure 3. Number of Occupied Housing Units by Region: Philippines, 2020



Source: Philippine Statistics Authority, 2020 Census of Population and Housing

There were 105 households per 100 occupied housing units in the country

8. A total of 26,376,522 households were recorded in the country in 2020. This translates to 105 households in every 100 occupied housing units, higher than the ratio reported in 2015. On the other hand, 4.3 persons per occupied housing unit was recorded in 2020, slightly lower with 4.5 persons recorded in 2015. (Table 2 and Figure 4)
9. Across the country, the BARMM recorded the highest ratio of 114 households for every 100 occupied housing units. This was followed by the NCR with a ratio of 107 households per 100 occupied housing units. (Table 2)
10. Three other regions exceeded the national ratio or households per 100 occupied housing units. These are Region I (Ilocos), CALABARZON, and Region X (Northern Mindanao) with the same ratio of 106 households per 100 occupied housing units each. (Table 2)

Table 2. Number of Households, Occupied Housing Units, Ratio of Number of Households to Occupied Housing Unit by Region: Philippines, 2020 and 2015

Region	Number of Households*		Occupied Housing Units		Ratio of Number of Households to Occupied Housing Units	
	2020	2015	2020	2015	2020	2015
Philippines	26,376,522	22,969,666	25,191,610	22,421,193	105	102
NCR	3,494,685	3,095,484	3,257,020	2,968,651	107	104
CAR	439,149	395,748	432,668	390,923	101	101
I – Ilocos	1,306,220	1,151,629	1,231,448	1,110,987	106	104
II – Cagayan Valley	907,344	804,524	875,592	789,269	104	102
III – Central Luzon	3,039,882	2,566,524	2,892,184	2,511,783	105	102
IV-A – CALABARZON	4,061,996	3,395,332	3,820,739	3,297,110	106	103
MIMAROPA	792,789	682,668	781,435	677,301	101	101
V – Bicol	1,364,824	1,216,369	1,342,578	1,207,809	102	101
VI – Western Visayas	1,939,744	1,716,307	1,896,202	1,694,705	102	101
VII – Central Visayas	1,965,256	1,699,058	1,909,857	1,675,808	103	101
VIII – Eastern Visayas	1,081,813	985,418	1,068,259	975,625	101	101
IX – Zamboanga Peninsula	895,285	795,345	858,337	781,692	104	102
X – Northern Mindanao	1,197,420	1,042,814	1,131,542	1,014,814	106	103
XI – Davao	1,336,312	1,177,409	1,285,860	1,159,719	104	102
XII – SOCCSKSARGEN ¹	1,063,624	991,788	1,037,179	981,689	103	101
XIII – Caraga	660,813	573,998	645,835	565,495	102	102
BARMM ¹	829,366	679,251	724,875	617,813	114	110

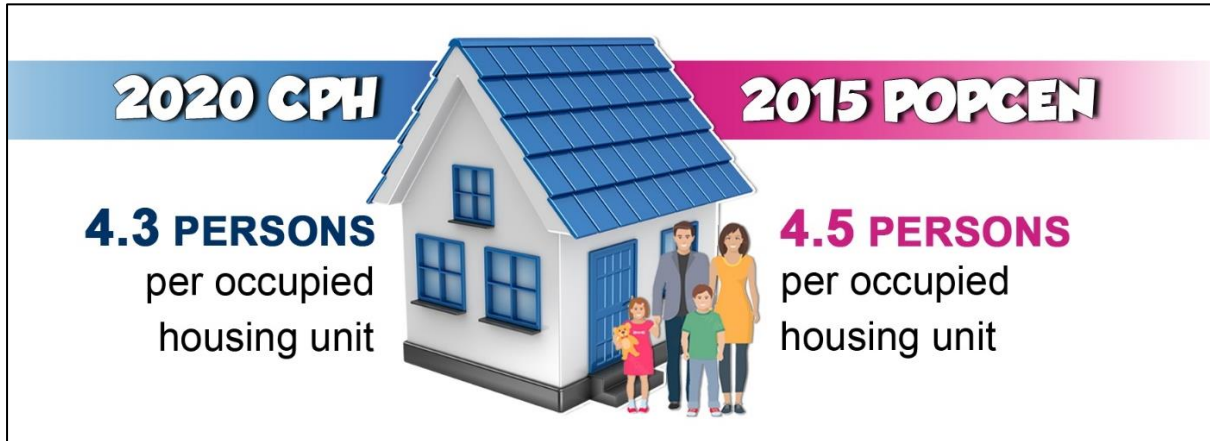
Notes:

*Excludes households enumerated in relocation areas and enumerated as homeless

¹Transferred City of Cotabato from Region XII to BARMM, per PSA Board Resolution No. 13 Series of 2021 - Approving and Adopting the Third Quarter 2021 Philippine Standard Geographic Code Updates to Include the BARMM and Correct the Names of 37 Barangays

Sources: Philippine Statistics Authority, 2020 Census of Population and Housing and 2015 Census of Population

Figure 4. Ratio of Household Population to Occupied Housing Units: Philippines, 2020 and 2015

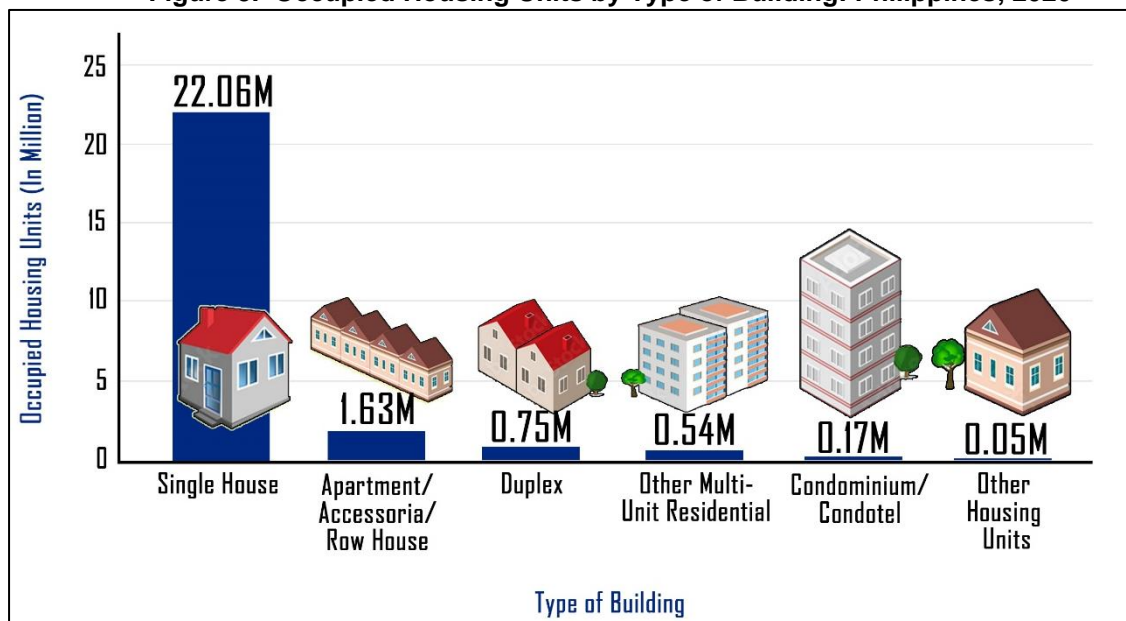


Source: Philippine Statistics Authority, 2020 Census of Population and Housing and 2015 Census of Population

Majority of the occupied housing units were single houses

11. Of the total number of occupied housing units in the Philippines, 22,059,348 or 87.6 percent were single house. This was followed by occupied housing units in apartment/accessoria/row house with 1,628,258 (6.5%), in duplex with 746,765 (3.0%), in other multi-unit residential with 541,490 (2.1%), and in condominium/condotel with 169,327 (0.7%). Meanwhile, 46,346 (0.2%) were occupied housing units in commercial, industrial, agricultural buildings, institutional living quarters, and other types of building. (Figure 5)

Figure 5. Occupied Housing Units by Type of Building: Philippines, 2020

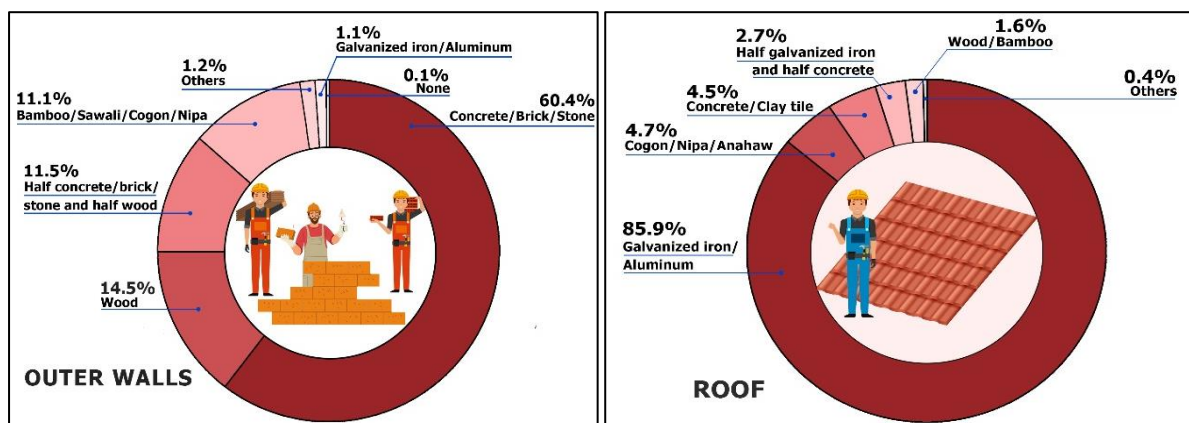


Source: Philippine Statistics Authority, 2020 Census of Population and Housing

Majority of the occupied housing units have strong materials of the outer walls and roofs

12. In 2020, three in five (60.4%) of the occupied housing units in the country had outer walls made of concrete/brick/stone followed by outer walls of occupied housing units made of wood with 14.5 percent. On the other hand, 11.5 percent of the occupied housing units had outer walls made of half concrete/brick/stone and half wood while 11.1 percent had outer walls made of bamboo/sawali/cogon/nipa. (Figure 6)
13. Majority (85.9%) of the occupied housing units in 2020 had roofs made of galvanized iron/aluminum. This was followed by the proportion of occupied housing units with roofs made of cogon/nipa/anhaw and concrete/clay tile with 4.7 percent and 4.5 percent, respectively. (Figure 6)

Figure 6. Percent Distribution of Occupied Housing Units by Construction Materials of the Outer Walls and Roof: Philippines, 2020



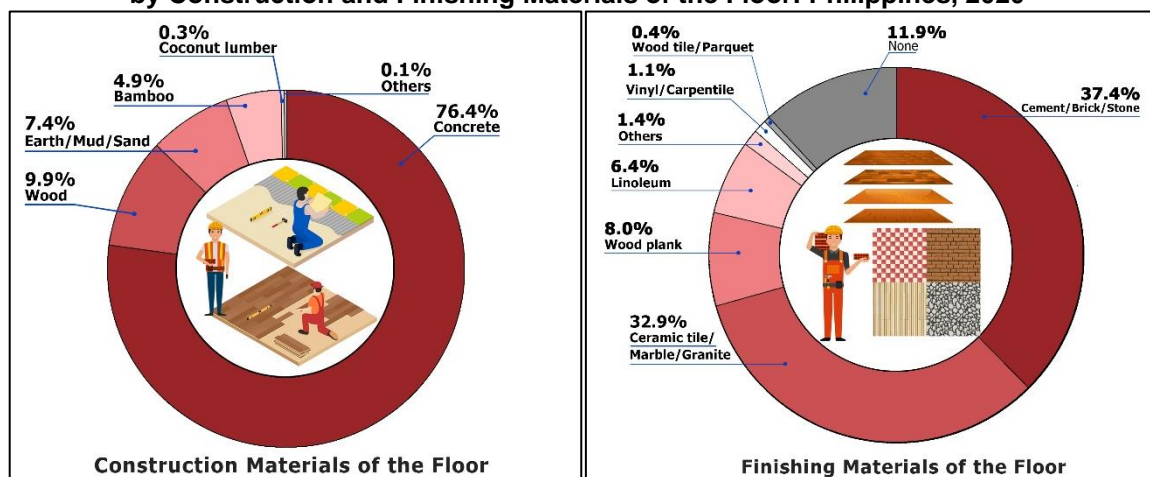
Note: Details may not add up to 100 percent due to rounding.

Source: Philippine Statistics Authority, 2020 Census of Population and Housing

Three-fourths of the housing unit have concrete construction materials of the floor

14. Three in every four occupied housing units (76.4%) have concrete construction materials of the floor. Other construction materials of the housing units are wood (9.9%), earth/sand/mud (7.4%), bamboo (4.9%), coconut lumber (0.3%), and others (0.1%). (Figure 7)
15. Meanwhile, around 37.4 percent of the occupied housing units have cement/brick/stone as the finishing materials of the floor. Other finishing materials of the floor are ceramic tile/marble/granite (32.9%), wood plank (8.0%), linoleum (6.4%), vinyl/carpentile (1.1%), wood tile/parquet (0.4%), and others (1.4%). Moreover, one in ten of the housing units (11.9%) do not have any finishing materials of the floor. (Figure 7)

Figure 7. Percent Distribution of Occupied Housing Units by Construction and Finishing Materials of the Floor: Philippines, 2020

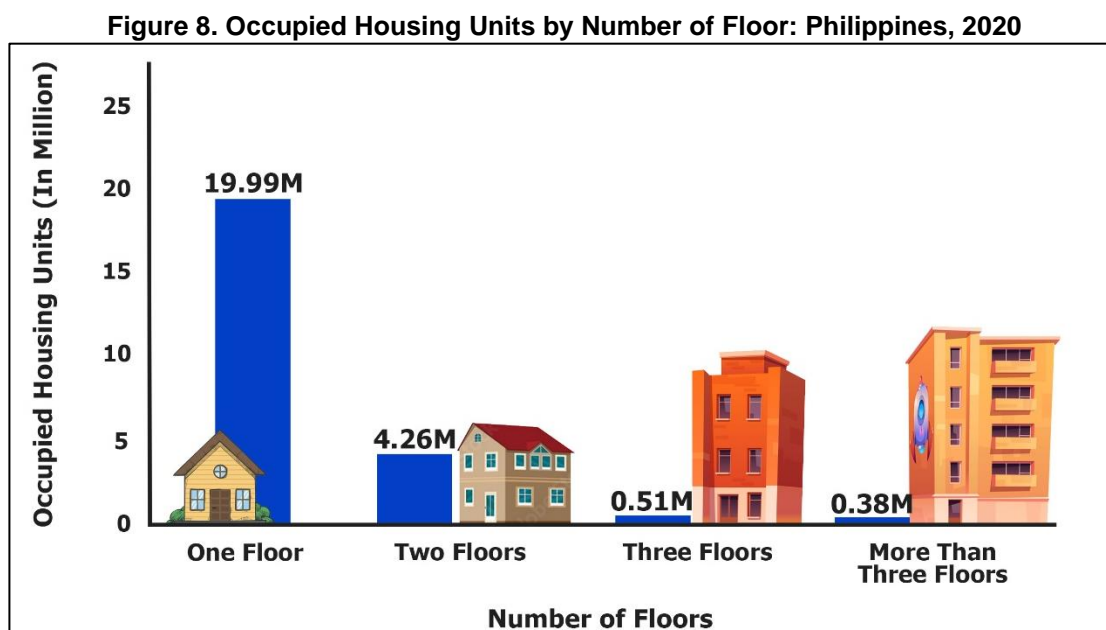


Note: Details may not add up to 100 percent due to rounding.

Source: Philippine Statistics Authority, 2020 Census of Population and Housing

Four in five occupied housing units have one-storey building

16. Majority or about 19.99 million occupied housing units (79.4%) were only one-storey buildings. This was followed by housing units in two-storey buildings with 4.26 million (16.9%) and housing units in three-storey buildings with 0.51 million (2.0%). The remaining 0.38 million (1.5%) are housing units in buildings with more than three storeys. (Figure 8)

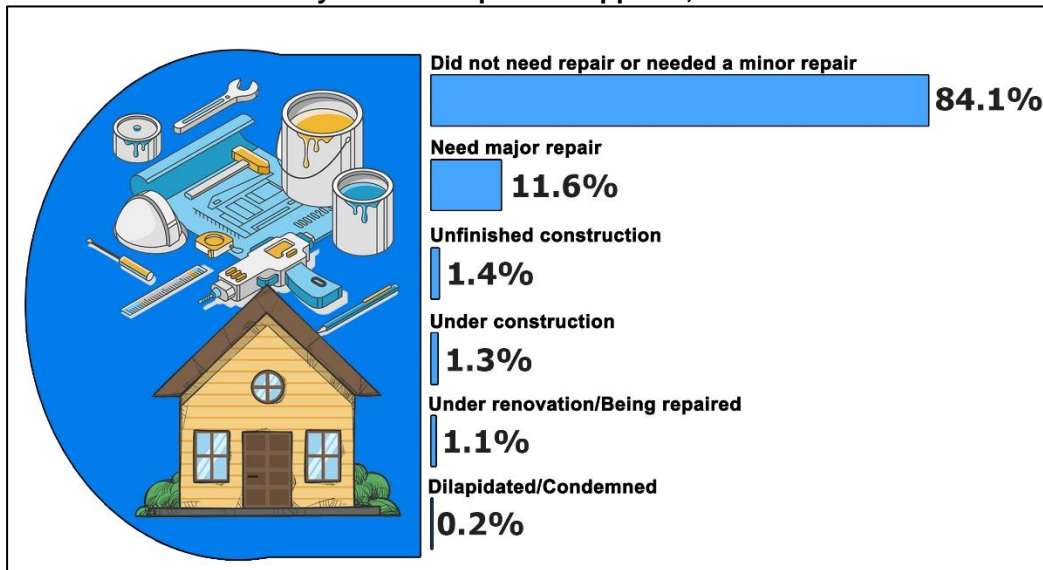


Source: Philippine Statistics Authority, 2020 Census of Population and Housing

Four in every five occupied housing units needed minor repair or need not be repaired at all

17. Four in every five occupied housing units (84.1%) only needed minor repair or need not be repaired at all. Meanwhile, the proportion of occupied housing units needing major repair comprised of 11.6 percent. (Figure 9)
18. Moreover, the rest of the occupied housing units were categorized as unfinished construction (1.4%), under construction (1.3%), under renovation/being repaired (1.1%), and dilapidated/ condemned (0.2%). (Figure 9)

Figure 9. Percent Distribution of Occupied Housing Units by State of Repair: Philippines, 2020

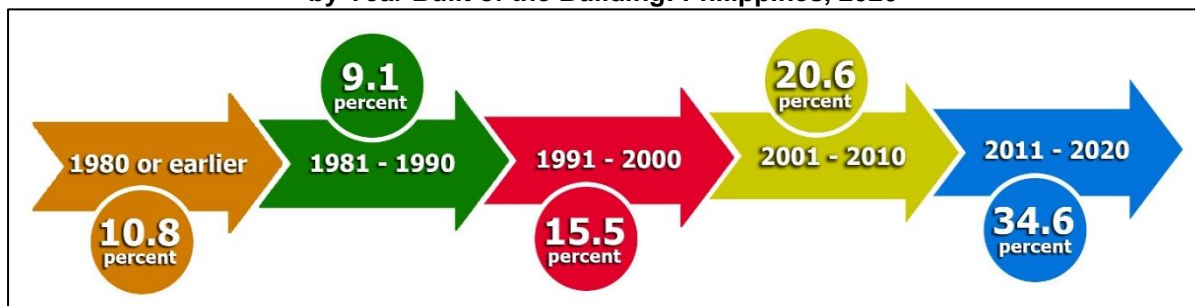


Note: Details may not add up to 100 percent due to rounding
 Source: Philippine Statistics Authority, 2020 Census of Population and Housing

One in three occupied housing units were built within the decade prior to the 2020 CPH

19. About 34.6 percent of the occupied housing units in the Philippines were built 10 years prior to the 2020 CPH, that is in the period 2011 to 2020, while 20.6 percent were built during the period 2001 to 2010. The remaining 35.4 percent were built more than 20 years prior to the 2020 CPH with 15.5 percent during the period 1991 to 2000, 9.1 percent during the period 1981 to 1990, and 10.8 percent in 1980 or earlier. (Figure 10)

Figure 10. Percent Distribution of Occupied Housing Units by Year Built of the Building: Philippines, 2020

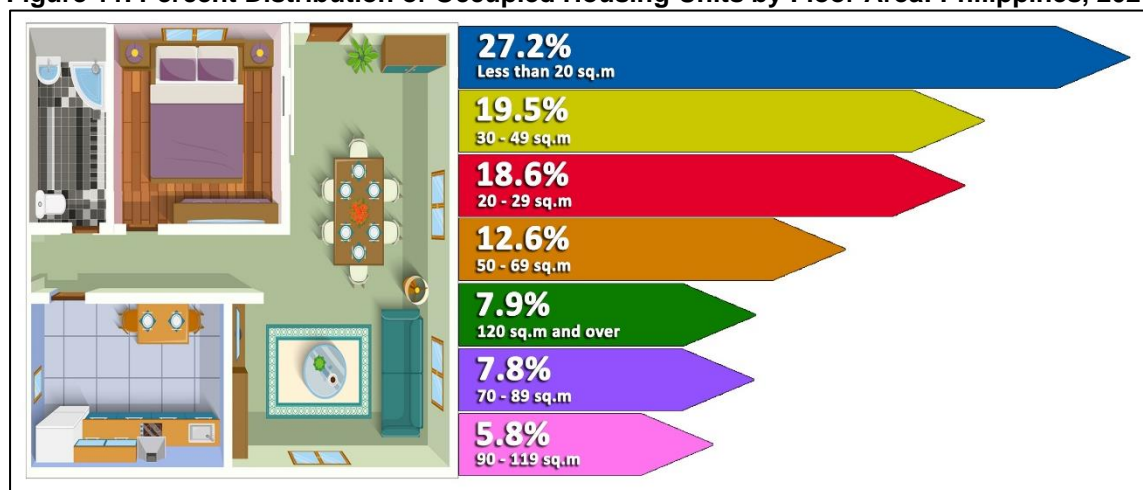


Source: Philippine Statistics Authority, 2020 Census of Population and Housing

One in every four occupied housing units had a floor area of less than 20 square meters

20. In 2020, occupied housing units with a floor area of less than 20 sq. m. (less than 209 sq. ft.) accounted for 27.2 percent of occupied housing units. This was followed by the housing units with a floor area of about 30 – 49 sq. m. (318 – 532 sq. ft.) comprised of 19.5 percent, housing units with floor area of 20 – 29 sq. m. (210 – 317 sq. ft.) comprised of 18.6 percent, and with floor area of 50 – 69 sq. m. (533 – 748 sq. ft.) comprised of 12.6 percent. (Figure 11)
21. Meanwhile, occupied housing units with floor area of 120 sq. m. (1,287 sq. ft.) or larger accounted for 7.9 percent. Those with floor area of ranging from 70 – 89 sq. m. (749 – 963 sq. ft.) accounted for 7.8 percent, while those with floor area of about 90 – 119 sq. m. (964 – 1,286 sq. ft.) accounted for 5.8 percent. (Figure 11)

Figure 11. Percent Distribution of Occupied Housing Units by Floor Area: Philippines, 2020



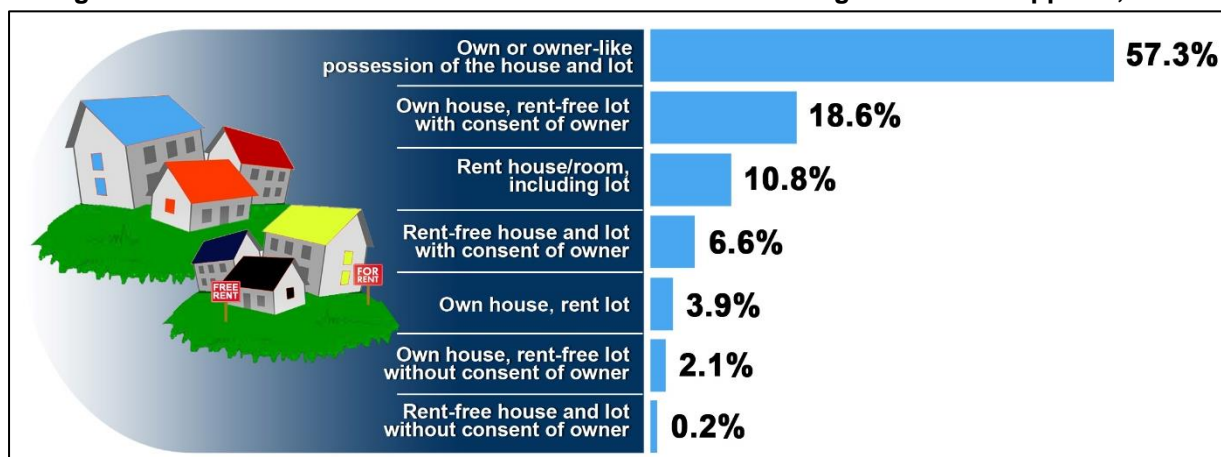
Note: Details may not add up to 100 percent due to rounding.

Source: Philippine Statistics Authority, 2020 Census of Population and Housing

Three in five households occupying a housing unit own or has owner-like possession of the house and lot they reside in

22. Of the 26,376,522 households, 57.3 percent owned or had owner-like possession of the house and lot they occupied. Moreover, 18.6 percent of the households owned the house while occupying a rent-free lot with consent of the owner. Furthermore, 10.8 percent rented the house/ room including the lot that they occupied, and 6.6 percent had rent-free house and lot with consent of the owner. (Figure 12)

Figure 12. Percent Distribution of Tenure Status of the Housing Unit/Lot: Philippines, 2020



Note: Details may not add up to 100 percent due to rounding.

Source: Philippine Statistics Authority, 2020 Census of Population and Housing

The statistics presented in this Special Release were based on the information provided by the household respondents or any responsible member who provided answers to the questions and gave information about the characteristics of the housing units. For the following data items, observation of the building/housing unit by the enumerator was allowed during the data collection of the 2020 CPH:

1. Type of Building;
2. Number of Floors of the Building;
3. Construction Materials of the Roof;
4. Construction Materials of the Outer Walls; and
5. State of Repair of the Building.

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