8-1 HOUSING TYPE

Detached dwellings accounted for 90%, and apartments 6% of housing types in Seoul in 1970, but detached dwellings made up 23% and apartments 52% in 2005. While detached houses dominate the housing type in the downtown area of the city, apartments are most common in the suburb area. In Seoul, multi-family houses and multi-dwelling buildings were built between detached houses thanks to the urban renewal project. Multi-family houses and multi-dwelling buildings are the most common housing types in the suburbs of a city where Seoul can be divided into several regional groups according to the distribution of housing types, and a difference in housing types reflects a difference in social brackets.
8-2 TENURE TYPE

Seoul’s housing tenure types are made up of 69% of home ownership, 29% of 30% monthly rental, and 76% of 90% monthly rental as of 2005. The home ownership accounts for the biggest part of housing tenure types and the rental rate of monthly rental has been on the rise.

This housing tenure is closely related with housing types. For example, home ownership ratio is high in regions with many apartments, and the rate of 40% is high in regions with many detached dwellings, apartment units in a private house and row houses. The exception is Deogyang-gu and Gwangchun-gu, where row houses and apartment units in a private house are more than apartments, but home ownership ratio is high. High rates of monthly rents are easily seen in regions adjacent to an industrial complex with many single-person households that often move to downtown.

Unlike other larger cities, slums are rarely seen in Seoul, but there is a significant correlation between housing tenure type, housing types, the size of a house and income level, and differentiation of residential areas depends on housing type and housing tenure type.
8-3 Housing Supply to Demand Ratio

Housing supply to demand ratios in Seoul steadily climbed from 58% in mid 1980s to 90% in 2005. This is attributable to the policy of supplying 2 million houses in late 1980s and early 1990s revitalized redevelopment, as well as increasing multiples houses, multiple dwellings and new houses. The housing supply to demand ratios is high in regions with high home ownership rates, as shown in Namsan-gu, Gangnam-gu and Seocho-gu. Deogyang-gu and Jungang-gu have a relatively low housing supply to demand ratios, a pattern shown in the region with high rates of divorce and monthly rent. Despite the steady increase in housing stock and houses supplied, the rate of home ownership has been on the decline. This is because high housing prices make it difficult for common people to own a house, and even home owners change their residence due to their workplace and childhood education.