



# 7 장 주택

- 주택유형
- 주택접유형태
- 주택보급율

## Housing

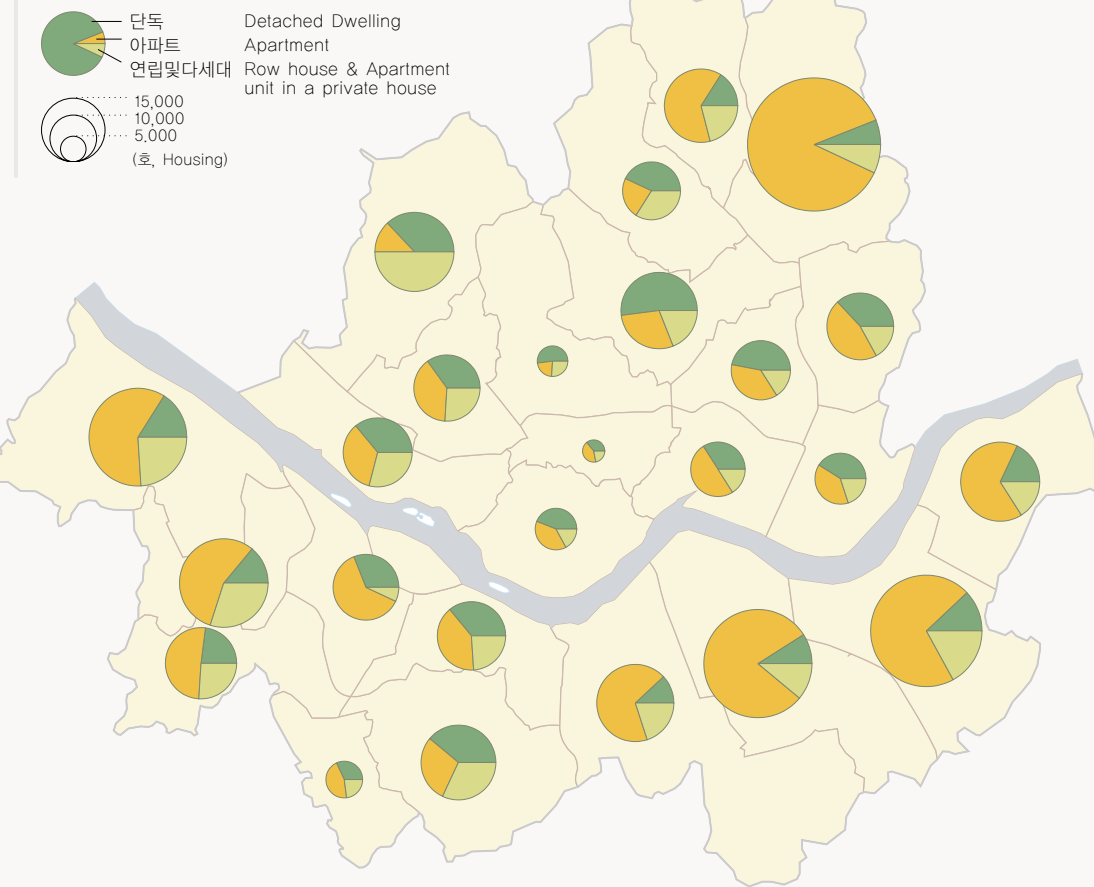
- Housing Type
- Tenure Type
- Housing Supply Ratio

**(1) 주택유형 Housing Type**

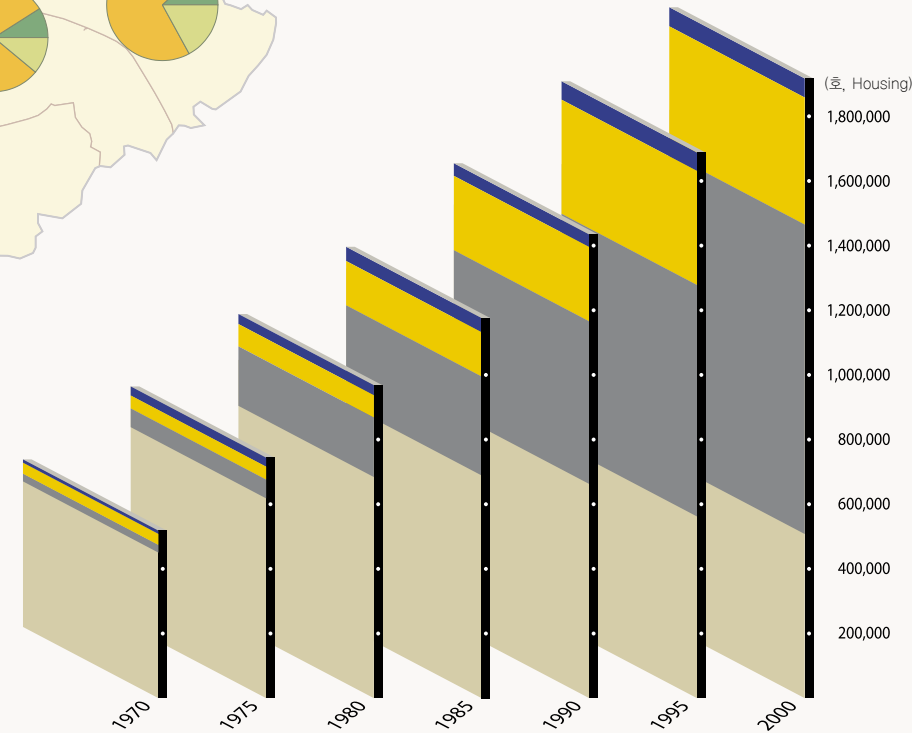
1970년 단독주택이 88%, 아파트가 4%였던 서울의 주거 형태는 2000년에는 단독주택이 26%, 아파트가 51%로서 아파트는 서울의 전형적인 주거형태가 되었다. 주택유형을 공간적으로 살펴보면 강북의 구도심과 전통적 주거지역에서는 단독주택이 우세하며, 아파트는 크게 동남(서초, 강남, 송파, 강동), 서남(강서, 양천), 동북(노원, 도봉)지역이 주를 이룬다. 단독주택 사이사이로 아파트 우세 지역이 나타나는 것은 재개발 사업에 의한 것이며, 외곽의 단독주택지를 중심으로 다세대, 다가구 건축이 지속되고 있다. 서울의 주택유형은 몇 개의 지역군으로 나눌 수 있게 되었으며, 주택유형의 차이는 거주하는 사회계층의 차이를 나타내기도 한다.

The housing type of Seoul in 1970 showed that 88% was detached housing and apartments only 4%. By the year 2000, however, Seoul's housing type has completely changed and the apartment has become a typical housing pattern, with 51% apartments and 26% detached housing. In terms of spatial distribution by housing type, there are more detached housing in old downtown areas and residential areas with long history in the Gangbuk (north of the Han River) while apartments are predominant in the south-east (Seocho, Gangnam, Songpa, Gangdong-gu), the south-west (Gangso, Yangcheon), the north-east(Nowon, Dobong) regions. The apartment complexes in between detached housing areas is the result of redevelopment projects and multi-households are being built in the detached housing districts. In terms of housing type, Seoul can be divided into several regions and the differences in housing type often represent different social class residents residing in the region concerned.

**그림 51 주택유형 2000**  
Figure 51 Housing Type by Gu, 2000

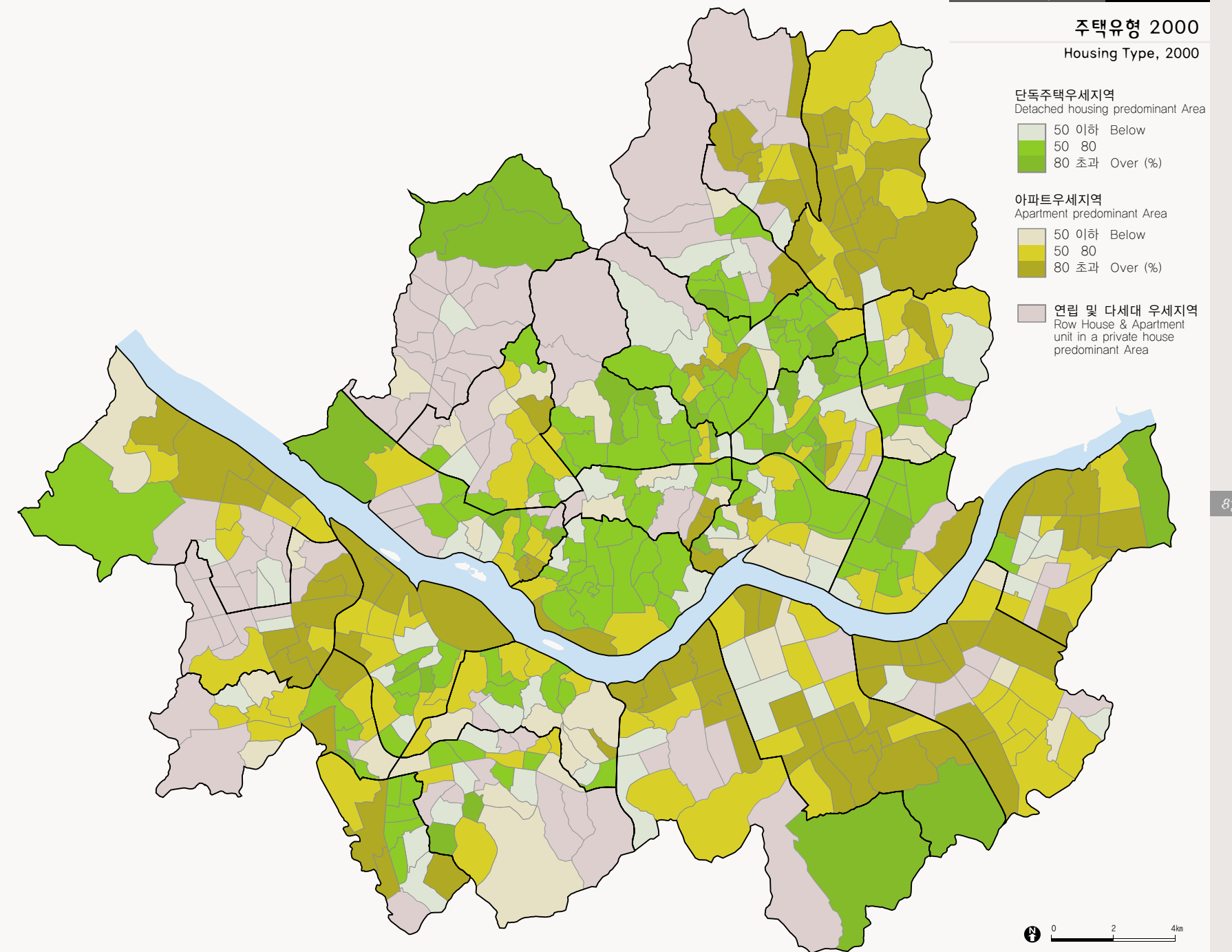


**그림 52 주택유형 1970-2000**  
Figure 52 Housing Type, 1970-2000



**주택유형 2000**

Housing Type, 2000



자료 : 통계청, 인구주택총조사잠정보고서 2000  
Source : Korea National Statistical Office, Preliminary count of Population and Housing Census 2000

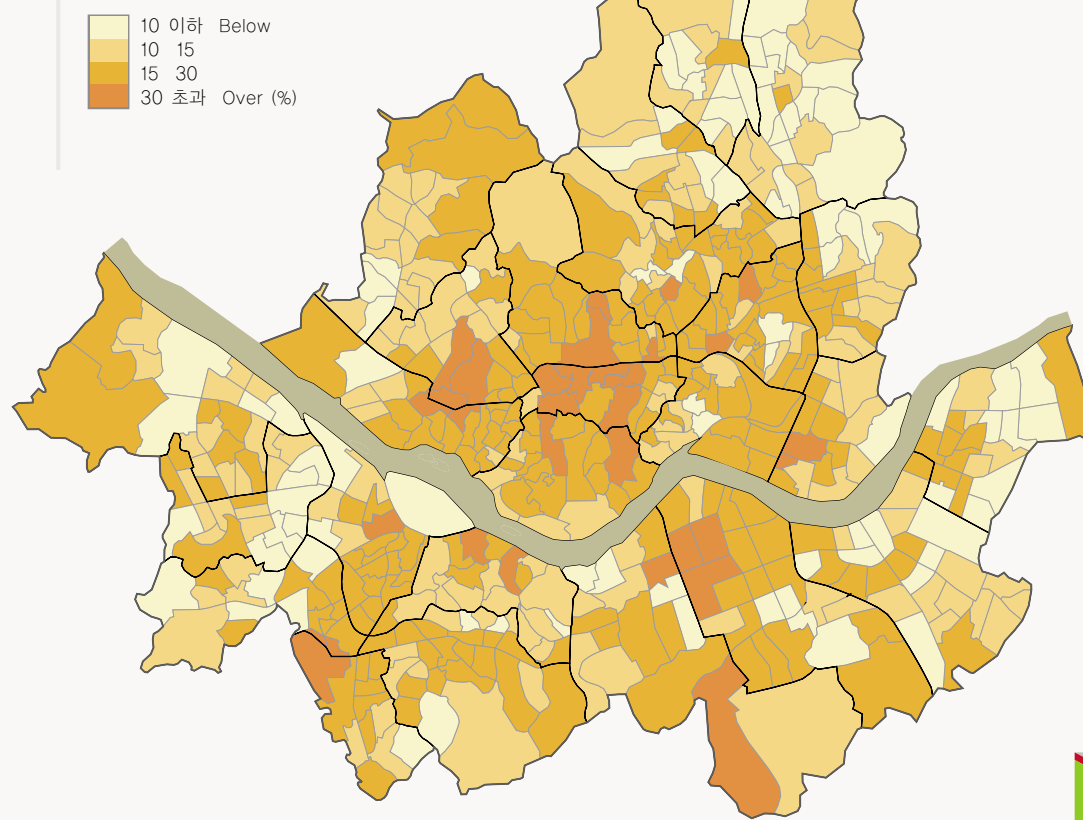


**(2) 주택점유 형태 Tenure Type**

서울은 2000년에 자가가구비율이 41%, 전세 41%, 월세 16%로 1975년 이래 거의 유사한 패턴을 보이나 전·월세 가구 비율이 약간씩 증가하고 있는 추세이다. 주택점유형태는 주택유형과 밀접한 관련을 갖어 아파트가 우세한 지역에서는 자가구가가, 단독 및 다세대, 연립이 우세한 지역에서는 전세구가가 우세하다. 다만 도봉구 수유지역, 은평구 등은 연립 및 다세대 주택이 우세하나 점유형태로는 자가구가가 우세하다. 월세구가가 우세한 지역은 단독세대가 많은 공단주변과 도심지로서 이동성이 많은 단독가구의 특성 때문이다. 서울은 대도시와 같은 슬럼현상은 나타나지 않고 있으나, 주택점유형태, 주택유형, 주택규모가 거주자 소득수준과 매우 높은 상관관계를 갖으며, 주택의 유형 및 점유형태 등에 따른 거주지 분리현상이 나타나고 있다.

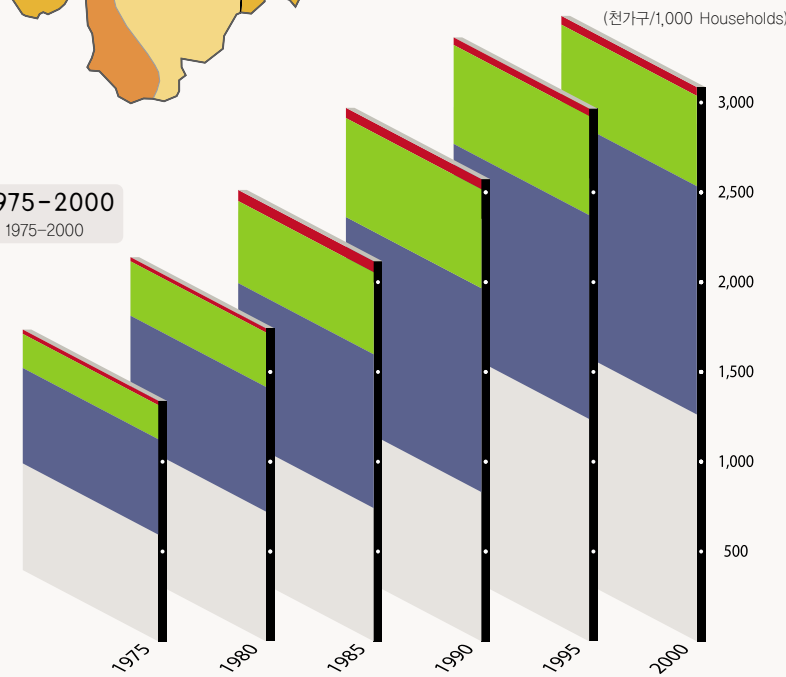
The tenure type of households in Seoul in 2000 was 41% owner households, 41% jonsei (rented housing on a deposit basis) households, and 16% monthly rent households, showing a similar pattern since 1975, but with some increases in both the jonsei and monthly payments households. The ownership of housing is closely related to housing types. For example, in the areas where there are many apartments, owner households are predominant, while there are more jonsei or monthly rent households are found in detached housing, row houses, and tenement housing areas. The Suyu area in Dobong-gu and Eunpyeong-gu are exceptions. Despite that tenement and multi-household housing, there is predominantly owner households, which constitutes the majority in the region. Monthly rental households prevail around industrial complexes and downtown areas due to the high move out rates of the single-person household. Seoul does not have the slums that are often found in big cities. Ownership, housing patterns, and housing sizes are closely related to the income level of the residents and the separation of residential areas has become distinctive according to the housing type.

**그림 53 단독세대가구비율 2000**  
Figure 53 Percentage of One-Person Household, 2000



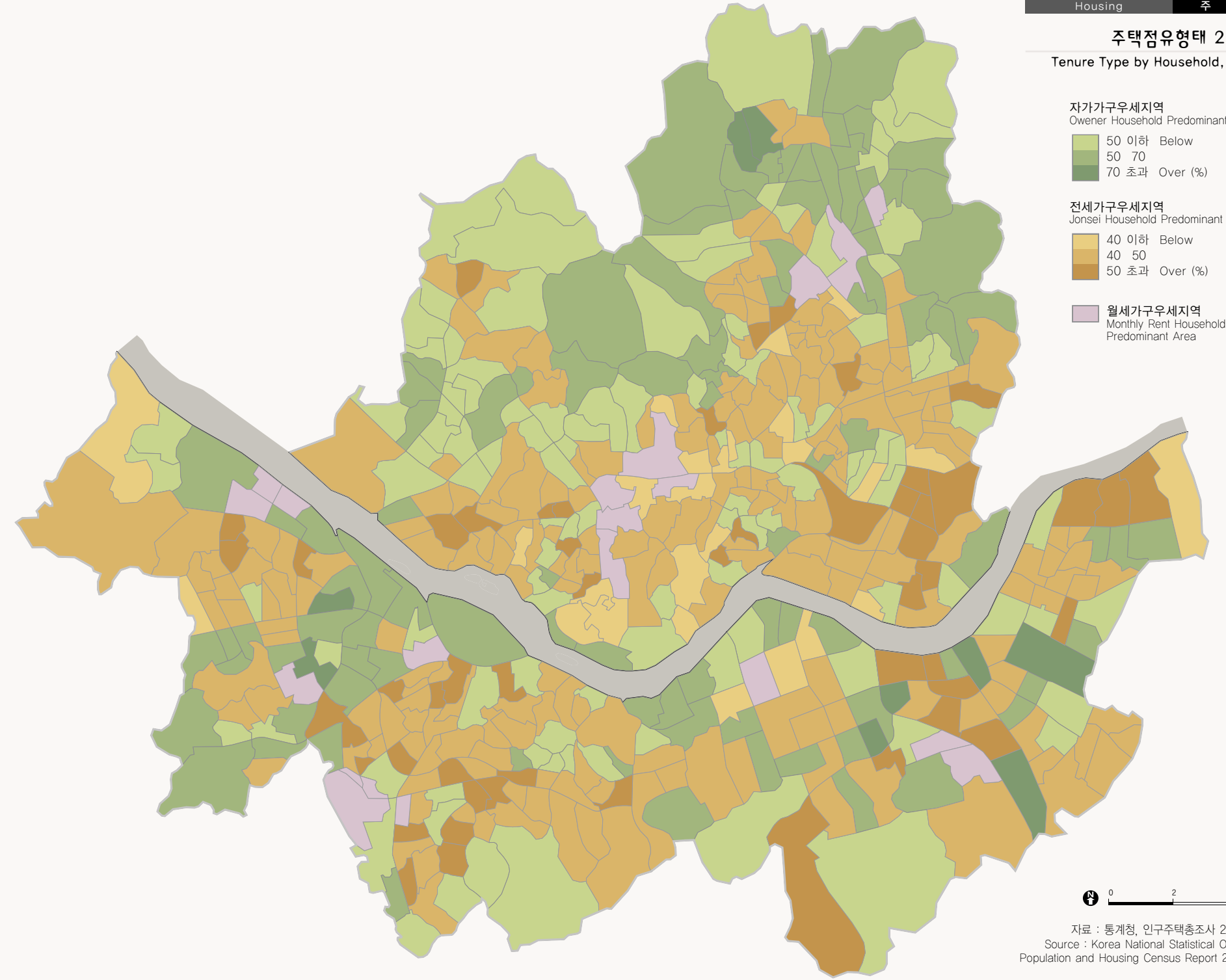
10 이하 Below  
10 15  
15 30  
30 초과 Over (%)

**그림 54 주택점유형태별 가구 1975-2000**  
Figure 54 Households by Tenure Type, 1975-2000



□ 자가 Owner  
■ 전세 Jonsei  
■ 월세 Monthly Rent  
■ 기타 Others

**주택점유형태 2000**  
Tenure Type by Household, 2000



**자가가구우세지역**  
Owener Household Predominant Area  
50 이하 Below  
50 70  
70 초과 Over (%)

**전세가구우세지역**  
Jonsei Household Predominant Area  
40 이하 Below  
40 50  
50 초과 Over (%)

**월세가구우세지역**  
Monthly Rent Household Predominant Area

0 2 4km

자료 : 통계청, 인구주택총조사 2000  
Source : Korea National Statistical Office  
Population and Housing Census Report 2000

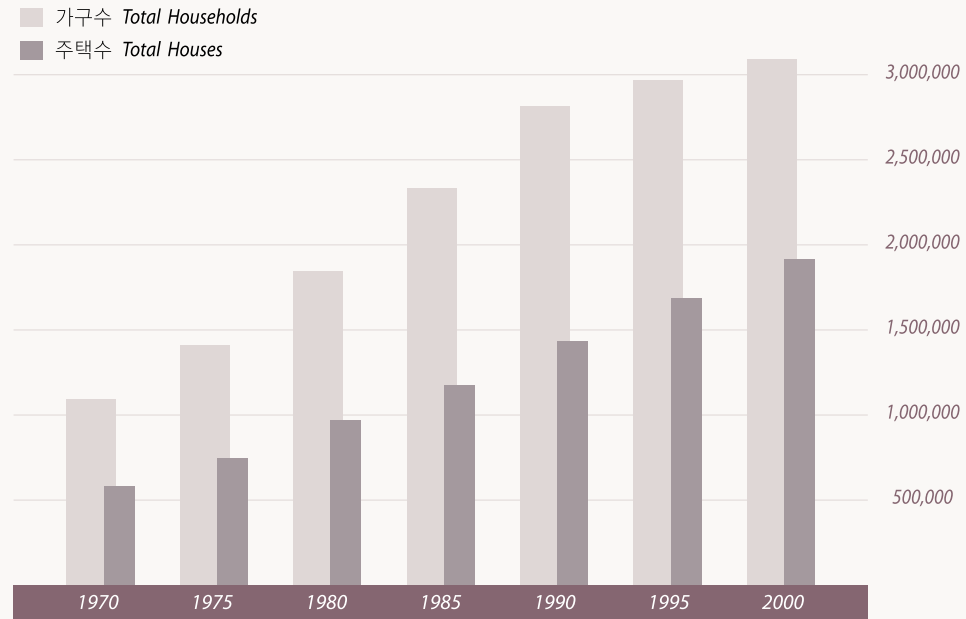
**(3) 주택보급율 Housing Supply Ratio**

서울시의 주택보급률은 80년대 중반 58% 수준에서 2000년 현재 72%로서 지속적으로 올라가고 있다. 이는 특히 80년대 말 주택 200만호 공급정책, 재개발 활성화 및 다세대·다가구·연립주택 건립 활성화 등에 기인한다. 공간적 분포를 살펴보면 강남, 여의도 및 목동, 성북동, 상계동 등 자가가구 비율이 높은 곳이 주택보급률도 높게 나타나며, 관악구, 영등포구, 성동구 지역에서 주택보급률이 낮게 나타나는데 이는 전·월세가 우세한 지역과 유사한 분포를 나타낸다. 주택수의 계속적 증가와 수적으로 나타나는 주택보급률의 계속적 증가에도 불구하고 실질적으로 자기 집에서 살고 있는 비율은 계속 감소하고 있는데 이는 높은 주택가격으로 내집 장만이 어렵기도 하지만 내집이 있어도 직장이나 자녀교육 문제로 이사를 자주하기 때문이다.

The housing supply ratio of Seoul has increased from 58% in the mid 1980s to 72% in 2000 and is still increasing. It was due in particular to the 2 million-house construction policy in late 1980s and increased construction of multi-households houses, tenement houses and redevelopment of old housing areas. In terms of spatial distribution, Gangnam, Yeouido, Mok-dong, Seongbuk-dong, Sanggye-dong show a high rate of housing supply and private owned houses, while Gwanak-gu, Yeongdeungpo-gu, Songdong-gu regions show lower housing supply ratio which more or less duplicates the areas of rented houses on a deposit basis or monthly payment basis. Despite the increasing number of houses and housing supply rates, the percentage of people living in their privately owned houses decreased. It is because high housing prices denies ordinary people from the ownership of a house and even those who own their houses frequently change their residences for children's education or to be close to work.

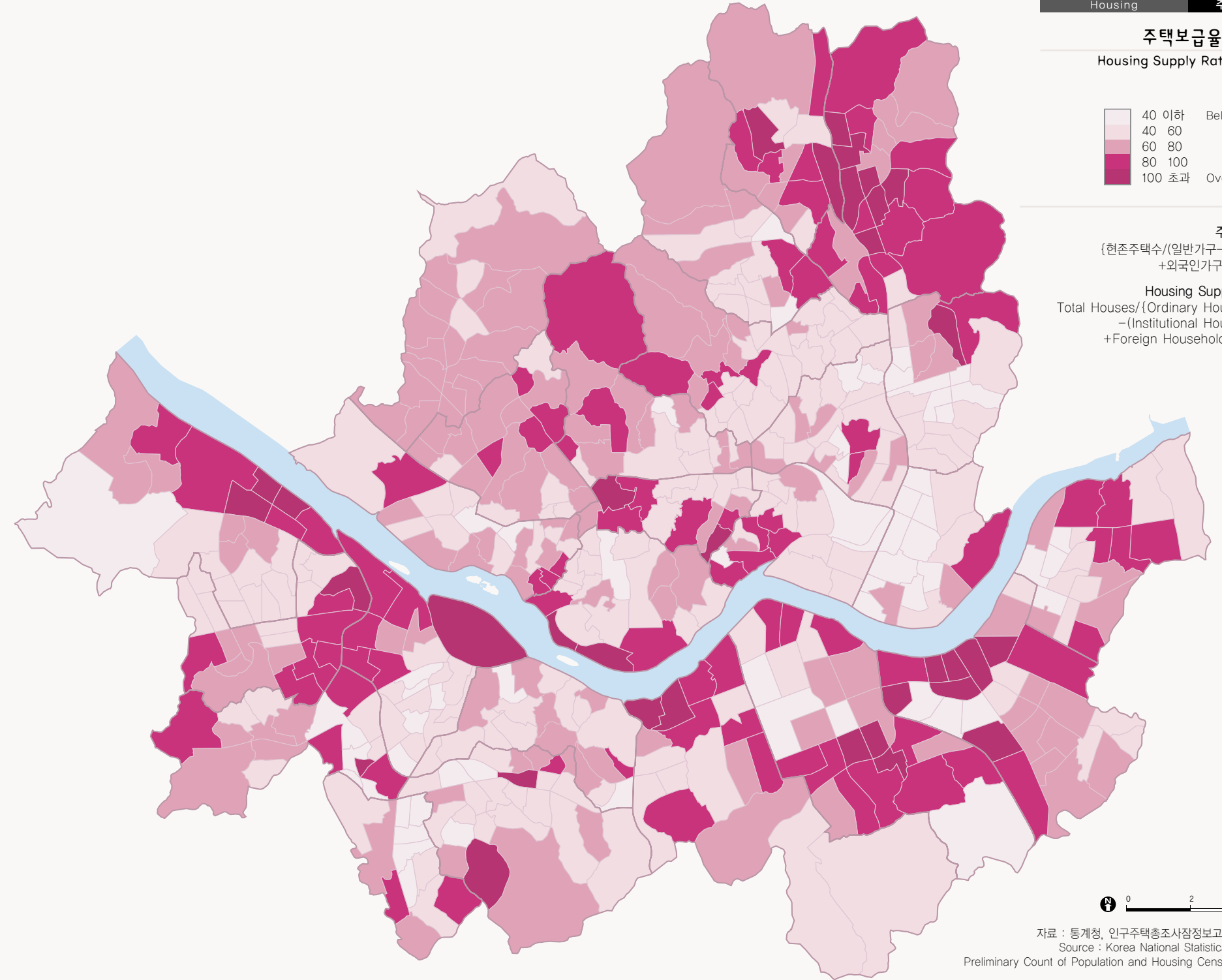
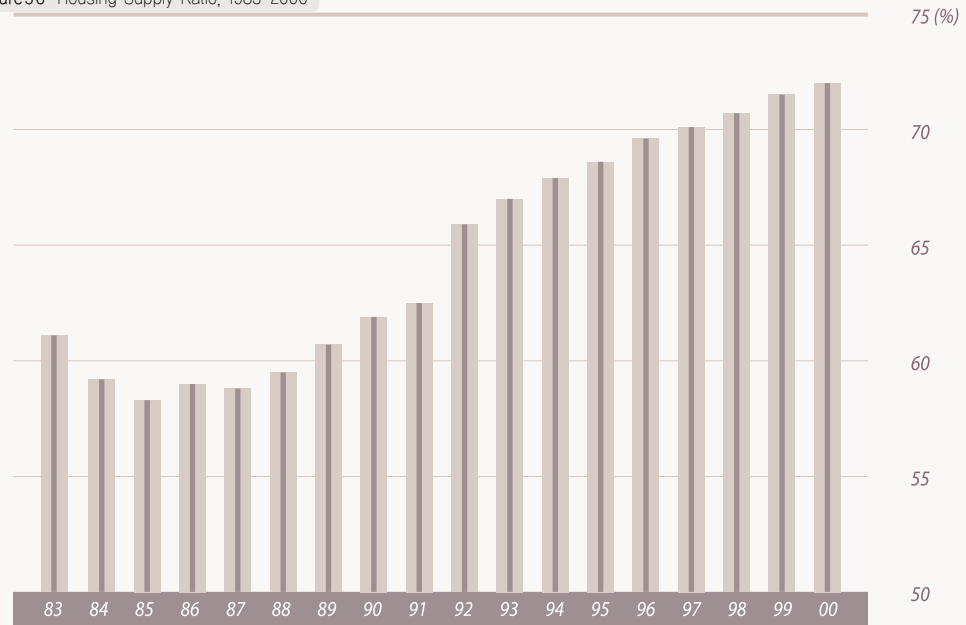
**그림 55 주택수와 가구수 1970-2000**

Figure55 No. of Houses and Households, 1970-2000



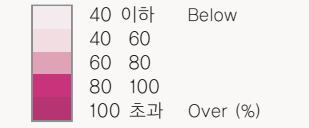
**그림 56 주택보급율 1983-2000**

Figure56 Housing Supply Ratio, 1983-2000



**주택보급율 2000**

Housing Supply Ratio, 2000



주택보급율  
{현존주택수/(일반가구+(집단가구+외국인가구))} x 100

Housing Supply Ratio  
Total Houses / {Ordinary Households  
- (Institutional Households  
+ Foreign Households)} x 100

자료 : 통계청, 인구주택총조사잠정보고서 2000  
Source : Korea National Statistical Office,  
Preliminary Count of Population and Housing Census 2000