

3

3.1

3.1 - 1

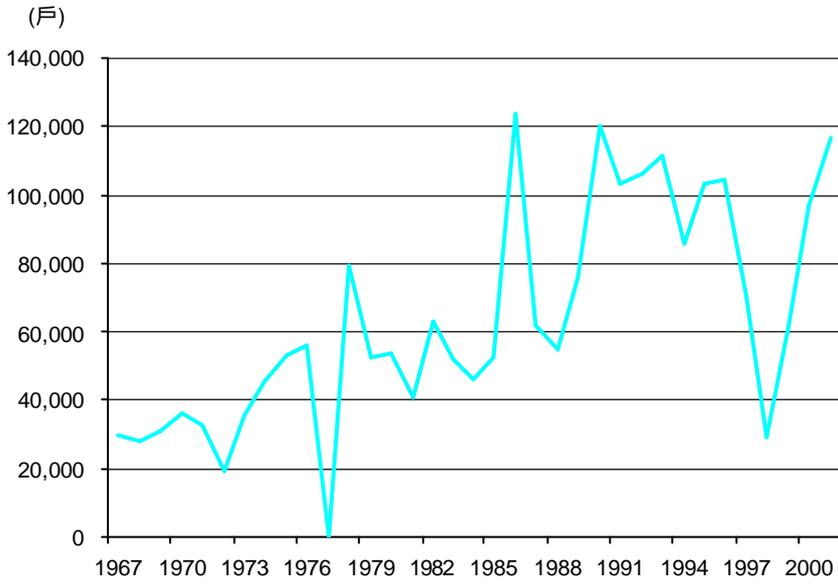
1960 가
 . 1960 3
 1970
 3~5
 , 1980 5~7
 1986 가
 12
 가
 10
 1990
 1980
 1990
 가 3
 10
 10
 가 1
 1970
 1978 7
 9 1.4 가
 79 85
 1978 8 8
 8.8
 . 1986
 12

		/	/	/	/				
1967	29,804	NA	NA	NA	NA	NA	NA	NA	NA
1968	27,739	NA	NA	NA	NA	NA	NA	NA	NA
1969	30,682	NA	NA	NA	NA	NA	NA	NA	NA
1970	36,280	NA	NA	NA	NA	NA	NA	NA	NA
1971	32,552	NA	NA	NA	NA	NA	NA	NA	NA
1972	19,203	NA	NA	NA	NA	NA	NA	NA	NA
1973	35,681	NA	NA	NA	NA	NA	NA	NA	NA
1974	45,182	NA	NA	NA	NA	NA	NA	NA	NA
1975	52,925	28,771	54.4	22,794	43.1	1,279	2.4	NA	NA
1976	55,847	27,271	48.8	23,926	42.8	4,650	8.3	NA	NA
1977	NA	NA	NA	NA	NA	NA	NA	NA	NA
1978	79,574	28,022	35.2	37,361	47.0	9,232	11.6	NA	NA
1979	52,354	13,992	26.7	11,292	21.6	27,070	51.7	NA	NA
1980	53,375	24,869	46.6	22,791	42.7	5,715	10.7	NA	NA
1981	40,526	5,863	14.5	31,488	77.7	3,175	7.8	NA	NA
1982	63,220	11,385	18.0	36,048	57.0	15,787	25.0	NA	NA
1983	51,455	21,250	41.3	24,077	46.8	6,128	11.9	NA	NA
1984	46,060	7,193	15.6	30,297	65.8	8,570	18.6	NA	NA
1985	52,529	8,986	17.1	33,694	64.1	9,849	18.7	NA	NA
1986	123,595	8,138	6.6	77,148	62.4	38,309	31.0	NA	NA
1987	62,278	11,487	18.4	39,988	64.2	10,803	17.3	NA	NA
1988	54,443	16,065	29.5	21,987	40.4	16,391	30.1	NA	NA
1989	76,273	18,045	23.7	45,093	59.1	13,135	17.2	NA	NA
1990	120,371	34,040	28.3	53,855	44.7	32,476	27.0	NA	NA
1991	103,497	22,742	22.0	39,046	37.7	41,709	40.3	NA	NA
1992	106,441	24,271	22.8	61,260	57.6	20,910	19.6	NA	NA
1993	111,656	1,508	1.4	60,669	54.3	49,479	44.3	NA	NA
1994	86,220	15,307	17.8	65,750	76.3	5,163	6.0	NA	NA
1995	103,617	10,375	10.0	76,988	74.3	7,499	7.2	8,755	8.4
1996	104,801	13,041	12.4	72,443	69.1	8,732	8.3	10,585	10.1
1997	70,446	4,800	6.8	52,023	73.8	6,997	9.9	6,626	9.4
1998	28,994	946	3.3	24,619	84.9	1,602	5.5	1,827	6.3
1999	61,460	1,082	1.8	54,146	88.1	1,416	2.3	4,816	7.8
2000	96,936	2,478	2.6	72,149	74.4	2,763	2.9	19,546	20.2
2001	116,590	3,598	3.1	39,420	33.8	2,971	2.5	70,601	60.6

: 尸, %

1. 1994 가
 2. 1977
 1967~1978 : ,
 1979~2001 :
http://www.nso.go.kr/cgi-bin/sws_999.cgi?ID=DT_1G22&IDTYPE=3&A_LANG=1&FPUB=3&ITEM=

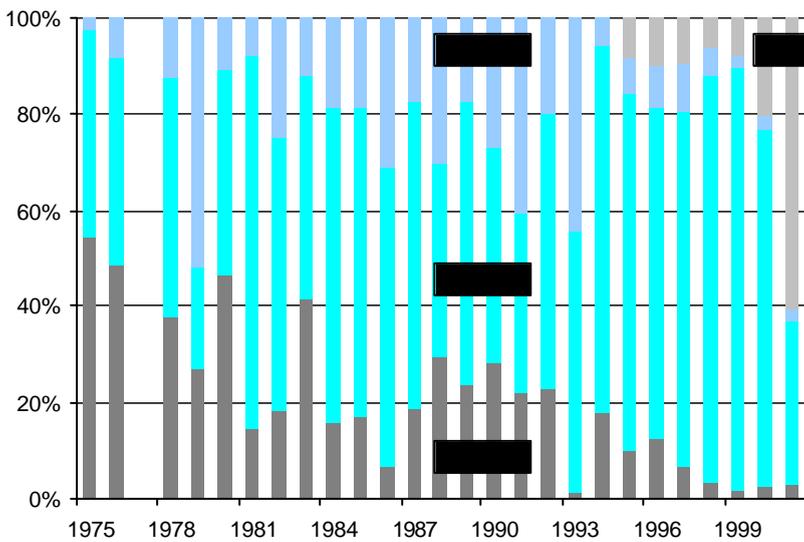
3.1-1



1977 가 '0' *

90 가 . 90 ,
 1988 200 ,
 200 200 .
 1990~96 10 .
 1997 IMF .
 1998 2 8 .
 2001 11 IMF 가
 가 2000 .
 1970~80

3.1-2



1977 가 *

가 , 가
 . 1970 , 가
 가 , 가
 가
 1977 (가)
 1990 10% , 2001 3.1%
 가 .
 가 80

1970 5% , 1979 3.1% , 1990 51.7%가 , 1993 44.3%(1993) , 1994 2001 6%가 , 1999 88% , 2001 60% , 2001 2. , 95 가 가

3.1-2

가

20

3.1-2

가

1969

3.1-2

100%

100

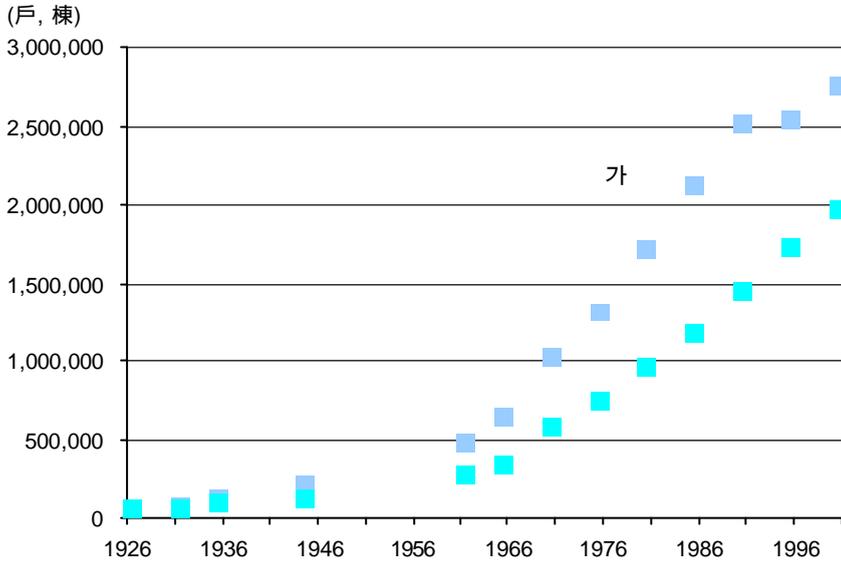
가				
1926	64,889	68,862	5.8	94.2
1931	69,453	77,701	10.6	89.4
1932	57,965	78,261	25.9	74.1
1933	70,599	79,519	11.2	88.8
1934	68,186	80,961	15.8	84.2
1935	101,767	131,239	22.5	77.5
1936	107,946	138,583	22.1	77.9
1944	132,000	220,938	40.3	59.8
1961	275,436	485,129	43.2	56.8
1962	306,289	554,136	44.7	55.3
1963	322,386	597,132	46.0	54.0
1964	331,133	633,026	47.7	52.3
1965	345,657	649,290	46.8	53.2
1966	361,943	724,043	50.0	50.0
1967	406,119	754,261	46.2	53.8
1968	506,810	837,362	38.3	61.7
1969	543,645	961,491	43.5	56.5
1970	584,000	1,029,000	43.2	56.8
1975	744,000	1,321,000	43.7	56.3
1980	968,000	1,724,000	43.9	56.1
1985	1,176,000	2,126,000	44.7	55.3
1990	1,458,000	2,518,000	42.1	57.9
1995	1,728,000	2,541,000	32.0	68.0
1996	1,787,000	2,563,000	30.3	69.7
1997	1,864,000	2,610,000	28.6	71.4
1998	1,880,000	2,659,000	29.3	70.7
1999	1,923,000	2,710,000	29.0	71.0
2000	1,979,000	2,762,000	28.3	71.7

: 戸, %

1.	가	가
2.	1970	
3.		
1926~1935	:	, 昭和 12, 13
1944	:	, 昭和 20
1961~1969	:	, 1967, 1972
1970~2000	:	, 2001, 126

3.1-3

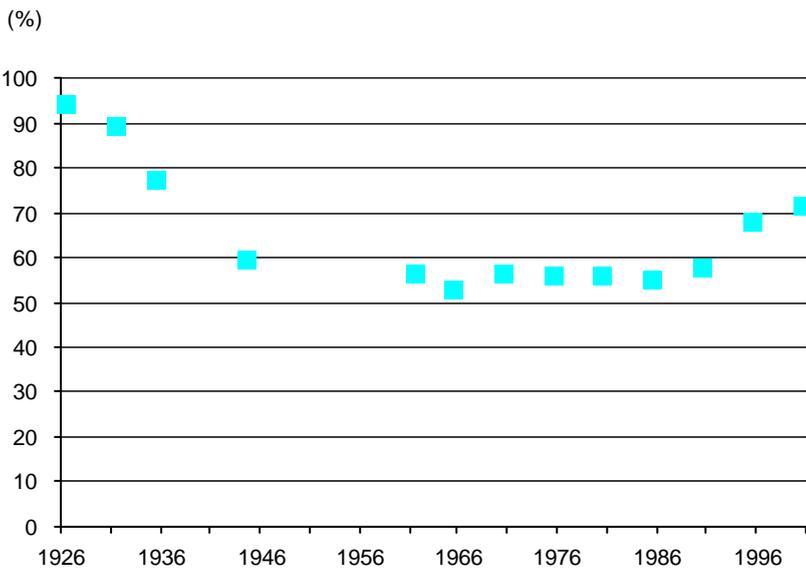
가



가

*

3.1-4



가

*

3.1-2

20

1920
6
가 20
,
5.8% (94.2%)
20
가
1944
132,000
,
가
60%
1990
70%
가
가
가
가

1960
가
가 (가
가 , 가 ,
가)
1926
94.2%
1966
50%
가
가
가
1967
가
1990
90
200
1988
가
가
가

가
 , 가 ,
 가
 가
 1998
 90%

3.1-3

연도	가	가	가	가	가	가	가	가	가	가
1970	515,916	84.8	23,987	3.9	34,418	NA	34,418	5.7	NA	NA
1975	618,045	81.8	58,459	7.7	39,583	NA	39,583	5.2	NA	NA
1980	684,083	68.0	183,846	18.3	68,885	NA	68,885	6.8	NA	NA
1985	688,740	54.3	306,398	24.1	137,011	NA	137,011	10.8	NA	NA
1990	659,552	40.7	502,201	31.0	181,156	48,762	229,918	14.2	NA	NA
1991	800,858	43.2	545,775	29.5	252,656		252,656	13.6	NA	NA
1992	825,506	41.9	592,121	30.1	275,280		275,280	14.0	NA	NA
1993	828,018	39.2	679,551	32.2	301,896		301,896	14.3	NA	NA
1994	819,409	37.8	705,972	32.5	322,443		322,443	14.9	NA	NA
1995	781,613	35.4	737,632	33.4	344,221		344,221	15.6	NA	NA
1996	768,314	34.2	772,814	34.4	156,783	197,023	353,806	15.7	NA	NA
1997	759,325	33.1	809,576	35.3	159,263	203,984	363,247	15.8	NA	NA
1998	756,613	32.4	842,643	36.1	161,883	206,915	368,798	15.8	NA	NA
1999	751,955	31.5	896,359	37.5	161,528	209,560	371,088	15.5	NA	NA
2000	611,414	25.0	961,868	39.3	154,315	228,113	382,428	15.6	112,343	4.6
2001	599,483	23.5	1,012,904	39.6	150,886	264,214	415,100	16.2	113,188	4.4

: 戶, %

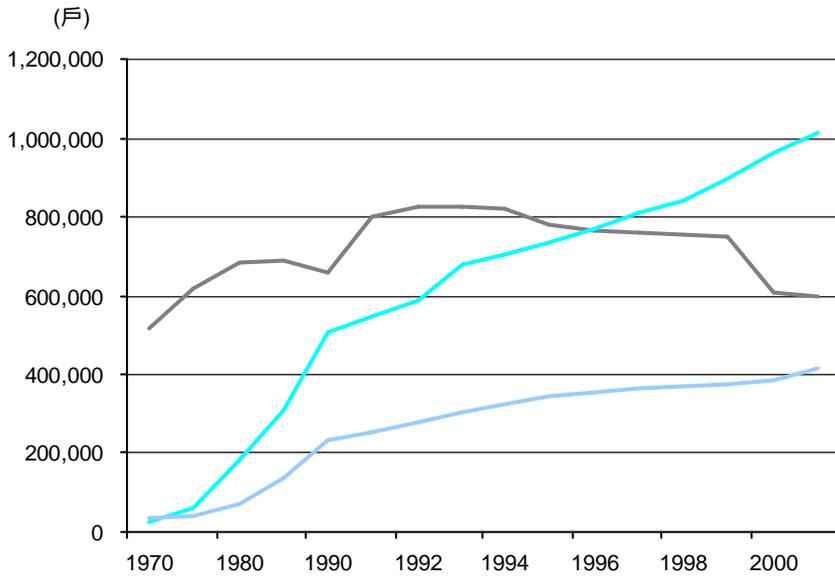
70

1. 1995~99
 1970~1994 :
 1995~2001 :
http://www.metro.seoul.kr/kor2000/administration/statics/sws_01.html

1996
 가 34.4%
 34.2%
 가
 2001
 40%
 23.5%

30
 1970 가 80%
 1980 가 50%
 1990 가 15%
 1970 가 80%
 4% 1970 가 3/
 4

3.1-5



*

3.1-4

가

가

2000 12 100 , 1988 1991 3
 1990 가 2.6
 1990 114.3 1990
 가 가 1988 12
 2000 100 가
 1990 가 가 61.83 가
 1990 가
 가 1.8 가 IMF
 가 98~99
 2000
 3.1-7 2001 12.9%
 가 가
 가 가 90 가
 , 2000
 가
 88 1986~91 가
 , 88 가
 가
 가 70~80 가
 가
 가

1985	74.2	37.9
1986	70.9	39.5
1987	72.4	46.9
1988	78.9	50.3
1989	92.0	62.2
1990	114.3	72.3
1991	111.9	75.1
1992	105.8	80.9
1993	102.5	81.3
1994	103.0	85.3
1995	102.4	88.3
1996	103.9	94.1
1997	105.9	93.0
1998	91.9	71.9
1999	97.0	87.9
2000	100.0	100.0
2001	112.9	118.7

: 2000 =100
 12

2001 , , 1987.1; 1989.1,

3.1 - 5

	가									
1960	446,874	252,433	56.5	177,733	177,733	39.8	16,270	3.6	438	
1970	583,612	512,782	87.9	58,888	58,888	10.1	11,128	1.9	814	
1975	744,247	635,673	85.4	76,991	20,436	97,427	13.1	11,147	1.5	NA
1980	968,133	801,832	82.8	126,302	29,235	155,537	16.1	10,764	1.1	NA
1985	1,176,162	946,941	80.5	158,046	51,771	209,817	17.8	19,404	1.6	NA
1990	1,430,981	1,068,330	74.7	265,392	80,818	346,210	24.2	16,441	1.1	NA
1995	1,688,111	1,174,395	69.6	393,075	106,130	499,205	29.6	13,936	0.8	575
2000	1,916,537	1,259,219	65.7	490,894	142,225	633,119	33.0	24,195	1.3	4

: 戶, %

1. 1960 1970 가

; ,

) 1960 56.5%
가 1980

80% , 90

2000 65.7% .

가

가 (가

1970 10.1%

가 1990 24.2%

, 2000 33%

가 1/3

90 가

가

가

. 1990 IMF

가

98~99 가

가

가

가

가

가

가

IMF 가

가

가

가

가

가

가

가

가

가

가

가

가

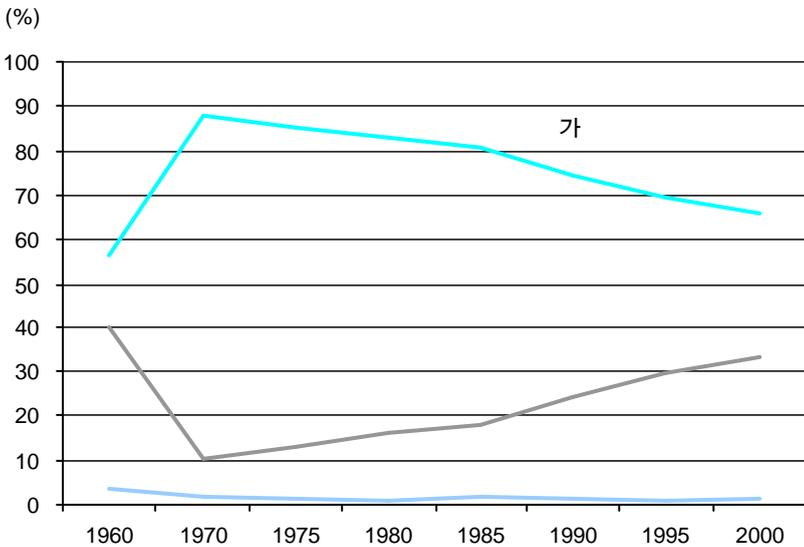
가

가

가

2000

가



*

3.2

가

3.2-1

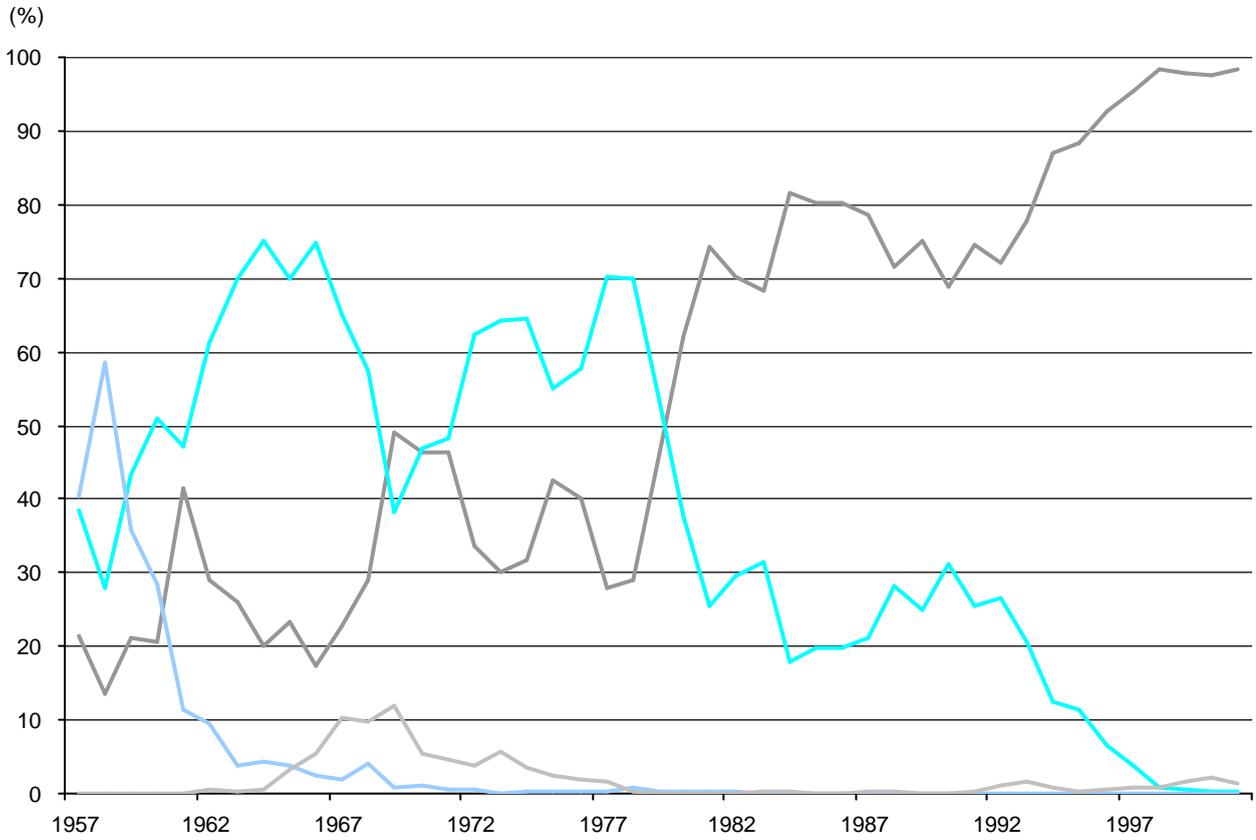
가

1957	610,788	131,091	21.5	234,340	38.4	245,357	40.2	NA	NA
1958	427,979	57,478	13.4	119,467	27.9	250,923	58.6	111	0.0
1959	969,946	204,421	21.1	420,161	43.3	345,364	35.6	NA	NA
1960	983,778	203,321	20.7	501,495	51.0	278,880	28.3	82	0.0
1961	828,030	341,886	41.3	392,133	47.4	93,661	11.3	350	0.0
1962	1,031,678	297,489	28.8	631,840	61.2	96,926	9.4	5,423	0.5
1963	1,404,954	364,287	25.9	982,750	69.9	54,513	3.9	3,404	0.2
1964	1,782,299	357,033	20.0	1,339,818	75.2	74,677	4.2	10,771	0.6
1965	2,196,385	510,121	23.2	1,536,474	70.0	81,229	3.7	68,561	3.1
1966	2,409,573	414,840	17.2	1,804,508	74.9	57,754	2.4	132,471	5.5
1967	2,275,552	514,087	22.6	1,484,544	65.2	41,337	1.8	235,584	10.4
1968	5,017,305	1,444,841	28.8	2,889,717	57.6	196,946	3.9	485,801	9.7
1969	4,257,855	2,096,355	49.2	1,625,013	38.2	35,259	0.8	501,228	11.8
1970	4,783,856	2,220,937	46.4	2,253,810	47.1	46,553	1.0	262,556	5.5
1971	3,783,656	1,754,143	46.4	1,833,981	48.5	18,017	0.5	177,515	4.7
1972	3,043,594	1,020,117	33.5	1,897,256	62.3	12,833	0.4	113,388	3.7
1973	5,106,312	1,528,783	29.9	3,287,958	64.4	4,268	0.1	285,303	5.6
1974	6,615,184	2,097,188	31.7	4,280,394	64.7	13,834	0.2	223,768	3.4
1975	7,359,927	3,116,326	42.3	4,059,974	55.2	14,103	0.2	169,524	2.3
1976	6,266,158	2,498,861	39.9	3,626,900	57.9	21,109	0.3	119,288	1.9
1977	6,640,521	1,848,643	27.8	4,662,679	70.2	21,935	0.3	107,264	1.6
1978	6,704,599	1,941,617	29.0	4,692,815	70.0	47,916	0.7	22,251	0.3
1979	5,325,767	2,462,007	46.2	2,845,866	53.4	13,084	0.2	4,810	0.1
1980	6,215,999	3,866,716	62.2	2,328,669	37.5	16,047	0.3	4,567	0.1
1981	5,960,558	4,431,415	74.3	1,511,949	25.4	15,786	0.3	1,408	0.0
1982	9,633,926	6,767,673	70.2	2,849,257	29.6	13,829	0.1	3,167	0.0
1983	12,360,705	8,446,842	68.3	3,890,794	31.5	3,328	0.0	19,741	0.2
1984	10,322,846	8,437,172	81.7	1,846,054	17.9	938	0.0	38,682	0.4
1985	10,171,599	8,169,296	80.3	1,994,686	19.6	2,111	0.0	5,506	0.1
1986	15,924,979	12,795,687	80.3	3,122,837	19.6	2,744	0.0	3,711	0.0
1987	12,393,592	9,748,288	78.7	2,616,991	21.1	8,766	0.1	19,547	0.2
1988	13,840,340	9,929,966	71.7	3,888,449	28.1	1,284	0.0	20,641	0.1
1989	17,782,650	13,342,879	75.0	4,428,261	24.9	1,286	0.0	10,224	0.1
1990	21,019,906	14,500,352	69.0	6,509,075	31.0	3,196	0.0	7,283	0.0
1991	20,735,018	15,457,206	74.5	5,247,344	25.3	542	0.0	29,926	0.1
1992	18,071,000	13,058,083	72.3	4,802,629	26.6	732	0.0	209,556	1.2
1993	20,208,815	15,725,121	77.8	4,146,490	20.5	2,769	0.0	334,435	1.7
1994	15,023,567	13,064,057	87.0	1,852,233	12.3	2,540	0.0	104,737	0.7
1995	18,966,956	16,750,071	88.3	2,154,570	11.4	1,578	0.0	60,737	0.3
1996	19,642,181	18,230,537	92.8	1,298,768	6.6	3,891	0.0	108,985	0.6
1997	13,055,434	12,460,679	95.4	499,796	3.8	1,266	0.0	93,693	0.7
1998	5,873,429	5,780,187	98.4	45,794	0.8	3,514	0.1	43,934	0.7
1999	7,607,735	7,445,368	97.9	39,001	0.5	2,739	0.0	120,627	1.6
2000	11,031,121	10,750,210	97.5	38,795	0.4	1,427	0.0	240,689	2.2
2001	15,756,218	15,496,159	98.3	27,123	0.2	1,400	0.0	231,536	1.5

: m², %

3.2-1

가



3.2-1

가

, 1980
100%

가

1960

가

, 1964
75%

가

1970

1960

()
1980

1980

가

1950

1990
90%

, 1960

5%

가 1960

1%

1966	2,409,573	959,009	72,409	189,354	69,741	7,955	27,358	154,993	11,344	13,875
1967	3,275,552	1,742,680	41,904	328,558	102,861	7,533	32,605	105,007	4,859	21,771
1968	5,017,305	2,450,001	259,075	409,844	193,743	9,219	205,430	108,225	9,526	41,778
1969	4,257,855	1,509,485	210,810	735,894	209,784	33,532	82,369	79,178	19,543	61,533
1970	4,783,856	1,966,435	469,444	519,710	105,600	6,257	209,734	55,244	1,958	40,130
1971	3,783,656	1,632,528	578,588	520,835	95,005	32,183	38,367	49,251	2,269	47,814
1972	3,043,594	1,685,146	95,550	308,439	84,631	11,874	6,178	62,695	1,401	34,423
1973	5,106,312	2,924,896	464,002	414,780	169,910	11,433	139,200	84,333	1,732	59,518
1974	5,932,094	3,491,121	935,747	75,894	115,225	8,062	259,830	100,491	12,453	14,321
1975	7,359,927	3,168,812	1,818,506	963,303	153,155	2,469	34,356	102,971	21,745	14,383
1976	6,266,158	2,411,678	921,172	1,003,855	320,380	4,518	304,146	96,066	27,889	10,795
1977	6,640,521	3,418,325	480,847	1,191,682	350,620	5,270	55,481	88,624	23,337	8,330
1978	6,704,599	2,991,029	1,269,092	740,743	322,685	10,151	77,327	57,098	149,495	28,226
1979	5,325,767	1,394,658	1,016,193	970,083	485,237	14,810	122,705	59,416	64,027	23,236
1980	6,215,999	1,176,556	1,164,736	1,530,915	807,901	5,910	105,466	36,788	76,440	22,051

: m^2

()

1966	172,011	4,241	30,574	295,915	6,944	NA	211,757	46,351	22,984	112,758
1967	165,755	9,659	20,276	318,815	2,858	786	233,783	31,334	31,601	72,907
1968	408,285	49,582	67,103	338,892	9,596	14,753	294,626	54,651	31,751	61,225
1969	245,007	43,663	94,386	273,000	17,098	NA	149,757	56,419	28,752	407,645
1970	85,164	6,349	341,458	304,768	6,758	1,232	132,731	123,630	59,893	347,361
1971	19,946	10,962	143,357	223,324	3,402	3,387	122,095	54,055	35,278	171,010
1972	101,980	7,474	49,590	264,475	4,144	NA	188,533	23,924	25,600	87,537
1973	132,200	NA	36,706	374,776	480	1,343	99,307	35,049	38,787	117,860
1974	234,419	7,994	70,737	239,442	1,899	2,878	101,678	37,860	42,676	179,367
1975	464,194	4,675	70,427	189,012	1,380	1,010	122,713	59,566	55,433	111,817
1976	438,213	NA	92,485	317,934	3,436	NA	77,756	34,946	86,535	114,354
1977	421,001	140	55,595	75,663	1,141	1,909	160,981	68,159	91,179	142,237
1978	371,256	225	33,202	90,200	1,246	387	174,627	117,607	88,136	181,867
1979	365,689	NA	48,801	23,764	990	11,086	123,160	103,565	111,452	386,895
1980	616,549	NA	73,136	23,896	2,378	23,712	130,000	90,109	125,220	204,236

: m^2 1. 1966 1980
1980

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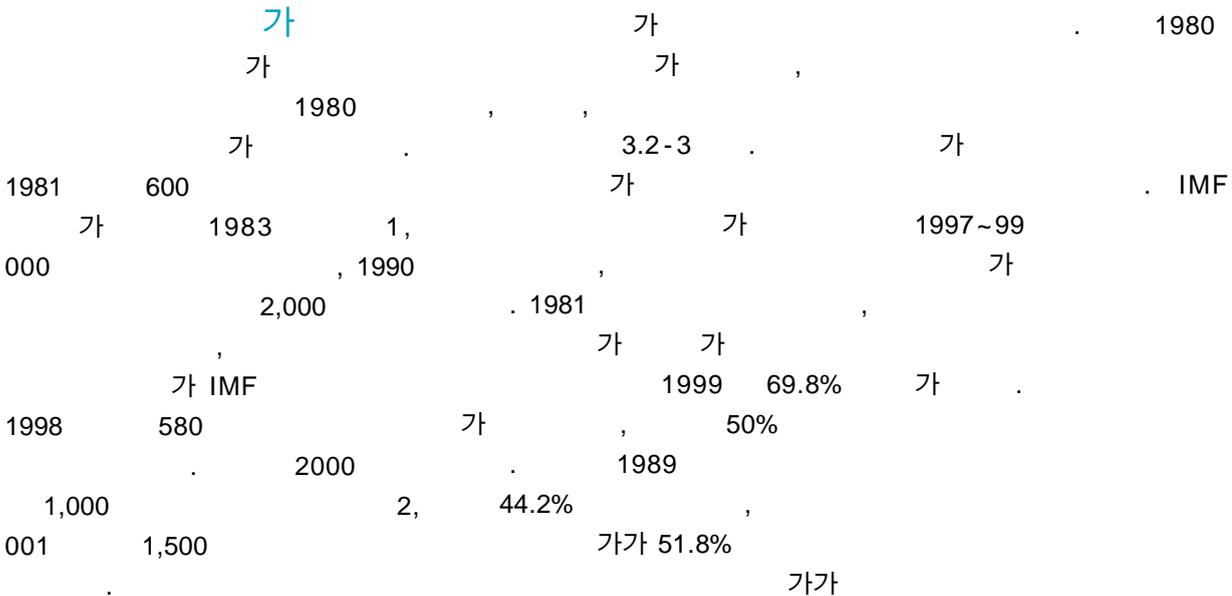
3.2-3

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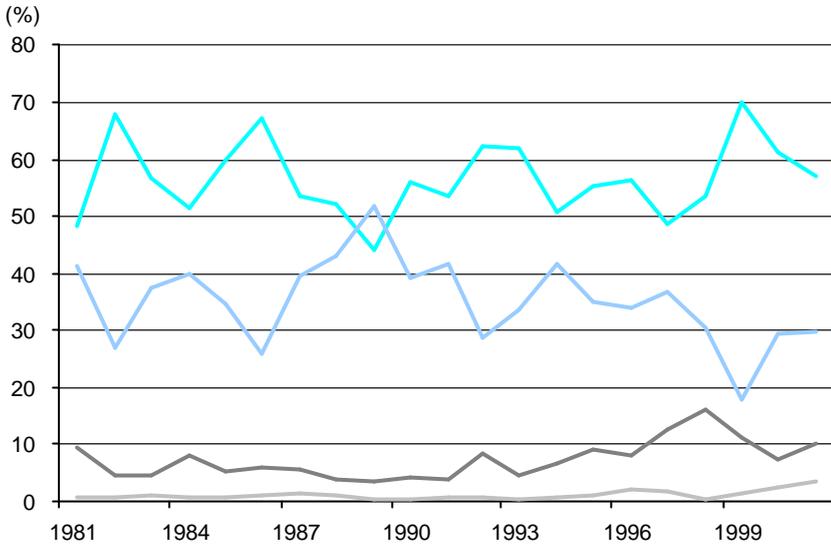
1981	5,960,558	2,880,432	48.3	51,282	0.9	2,471,008	41.5	557,836	9.4
1982	9,633,926	6,518,898	67.7	75,339	0.8	2,588,800	26.9	450,889	4.7
1983	12,360,705	7,011,646	56.7	122,401	1.0	4,647,098	37.6	579,560	4.7
1984	10,322,846	5,315,360	51.5	70,599	0.7	4,121,172	39.9	815,715	7.9
1985	10,171,599	6,080,523	59.8	61,260	0.6	3,515,880	34.6	513,936	5.1
1986	15,924,979	10,684,713	67.1	167,574	1.1	4,117,782	25.9	954,910	6.0
1987	12,393,592	6,636,787	53.6	179,092	1.4	4,896,253	39.5	681,460	5.5
1988	13,840,340	7,205,153	52.1	149,773	1.1	5,955,635	43.0	529,779	3.8
1989	17,782,650	7,866,655	44.2	55,552	0.3	9,213,006	51.8	647,437	3.6
1990	21,019,906	11,784,431	56.1	80,394	0.4	8,267,801	39.3	887,280	4.2
1991	20,735,018	11,111,968	53.6	150,173	0.7	8,688,874	41.9	784,003	3.8
1992	18,071,000	11,273,599	62.4	109,780	0.6	5,185,248	28.7	1,502,373	8.3
1993	20,208,815	12,512,544	61.9	63,259	0.3	6,734,521	33.3	898,491	4.4
1994	15,023,567	7,624,645	50.8	113,667	0.8	6,293,716	41.9	991,539	6.6
1995	18,966,956	10,464,166	55.2	205,354	1.1	6,590,409	34.7	1,707,027	9.0
1996	19,642,181	11,048,943	56.3	405,089	2.1	6,620,425	33.7	1,567,724	8.0
1997	13,055,434	6,361,262	48.7	238,814	1.8	4,803,255	36.8	1,652,103	12.7
1998	5,873,429	3,141,632	53.5	15,054	0.3	1,774,278	30.2	942,465	16.0
1999	7,607,735	5,309,103	69.8	105,557	1.4	1,351,862	17.8	841,213	11.1
2000	11,031,121	6,734,701	61.1	261,135	2.4	3,216,780	29.2	818,505	7.4
2001	15,755,218	9,007,707	57.2	537,129	3.4	4,631,797	29.4	1,578,585	10.0

: m², %



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Year	Unit	Area	Volume	Value	Price
1973	146	8,244,506	67,271	133,454	22,927
1975	8	327,331	2,182	4,112	673
1981	9	423,320	3,190	5,028	220
1982	3	112,819	988	3,094	159
1984	10	255,423	2,398	5,900	510
1985	13	316,095	2,910	7,624	976
1987	13	357,514	2,380	8,001	1,175
1988	3	97,169	1,309	3,594	1,706
1989	8	393,390	3,884	11,283	3,158
1990	3	87,492	754	3,403	1,257
1991	7	429,610	4,208	10,997	3,065
1992	15	599,422	6,201	17,643	4,853
1993	10	463,158	4,106	11,905	2,762
1994	11	333,813	2,596	8,082	1,418
1995	11	632,085	7,060	13,686	1,937
1996	9	205,850	1,711	4,219	100
1997	3	178,438	1,644	3,668	366
1998	9	192,653	1,383	3,951	375
1999	15	360,630	3,586	6,988	647
2000	11	198,462	2,899	4,008	0
2001	13	413,492	2,733	7,049	295
2002	4	111,502	1,179	1,811	49
2003	3	63,864	531	1,222	40
Total	337	14,798,038	127,103	280,722	48,668

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1973

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