

RELEASE 48/2025

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Census of Population, Households and Dwellings, 2023

Dwellings by area, and number of rooms

The release presents the results of the 2023 Census of Population, Households, and Dwellings on the number of dwellings by area, and the number of rooms, i.e. premises and equipment in auxiliary rooms (bathroom and toilet).

In Montenegro, 392 909 dwellings were listed, with a total area of 28 611 526 m². Of these, 285 734 are for permanent residence, with an area of 21 920 079 m²; 16 720 dwellings are used only for carrying out activities, with an area of 732 936 m²; 89 083 are for seasonal use, with an area of 5 863 115 m², while 1 372 dwellings are without data on the type of use, with an area of 95 396 m².

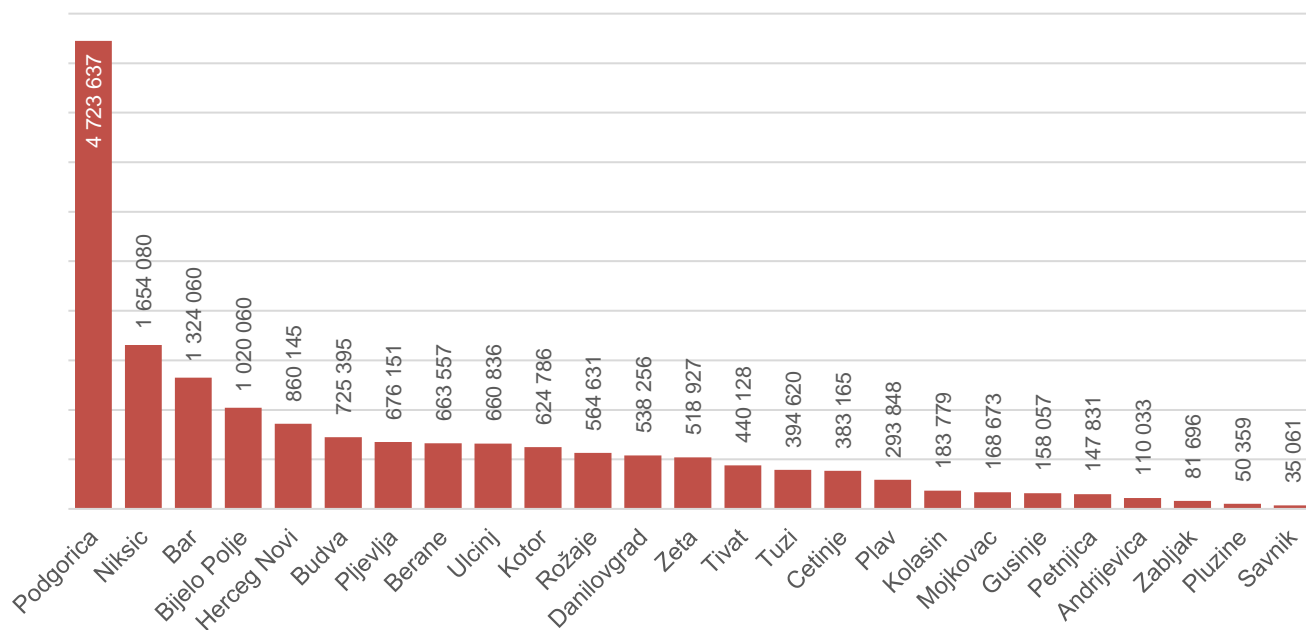
Of the total number of dwellings for permanent housing, 214 530 are occupied dwellings (only for housing, and for housing and industry) with an area of 17 001 771 m², while 71 204 are temporarily vacant/abandoned dwellings (vacant dwellings) with an area of 4 918 308 m².

The average area of occupied dwellings in Montenegro is 79.3 m², the average area of living space per person is 27.5m², and the average number of people living in occupied inhabited dwellings is 2.9 people.

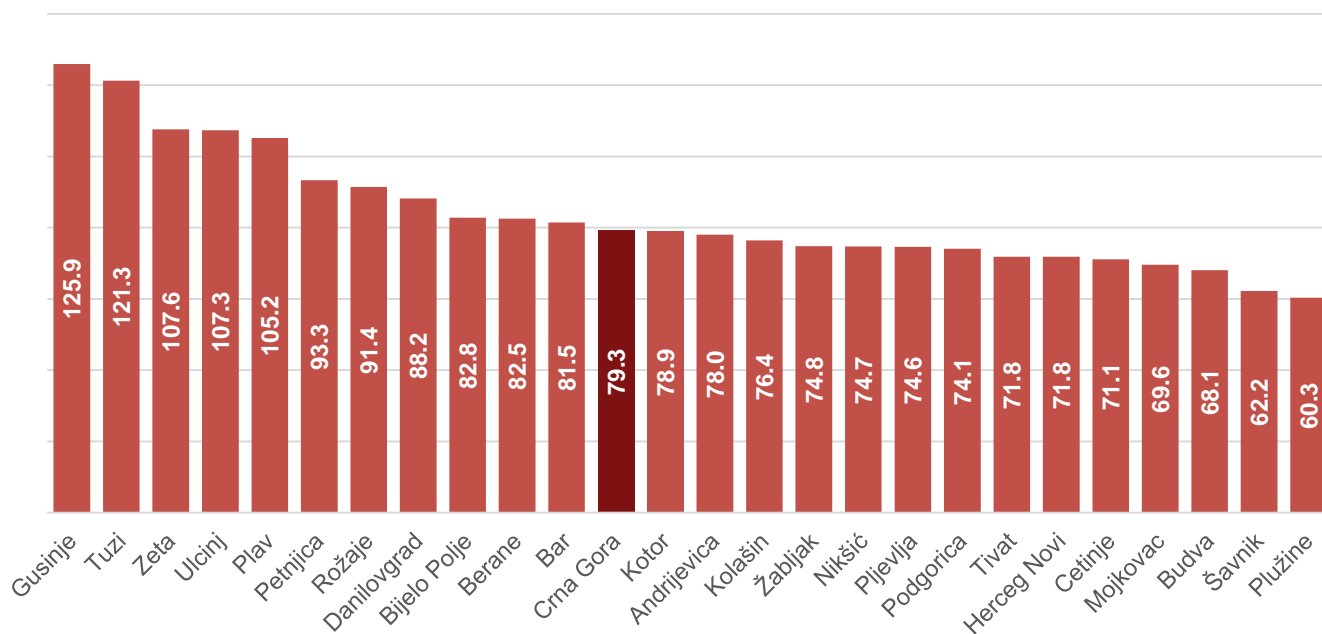
Graph 1. Total number and area of occupied dwellings in Montenegro, in m²



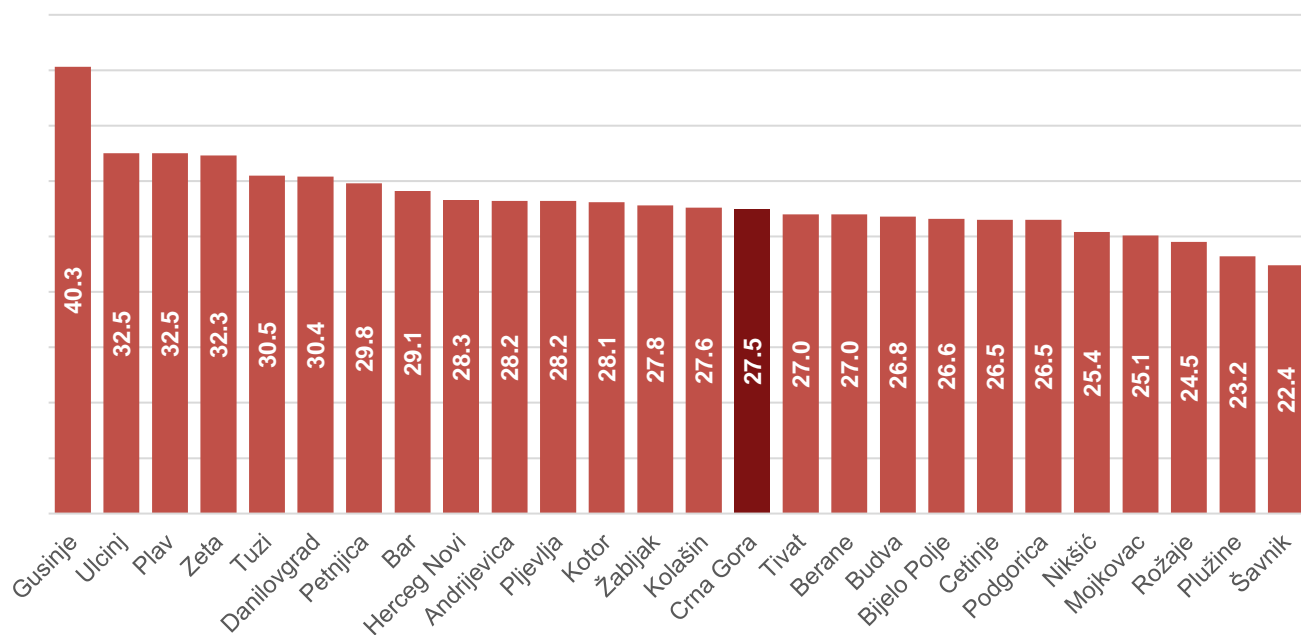
Graph 2. The total area of occupied dwellings in m², by municipality



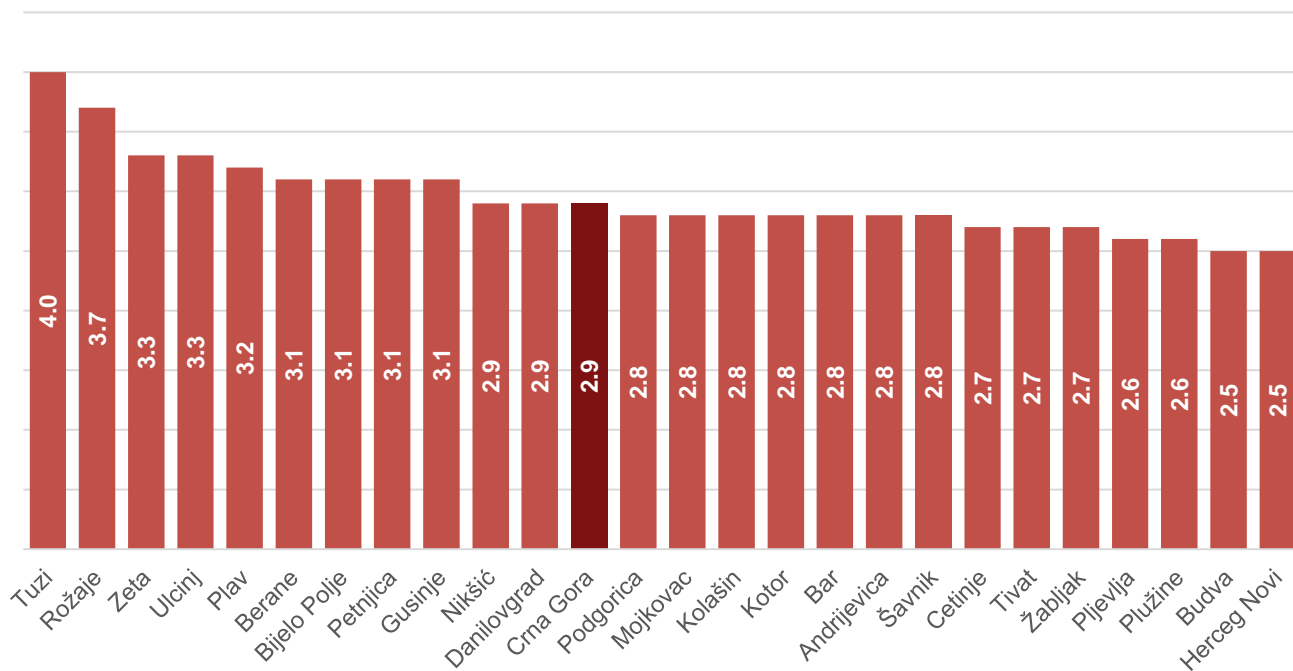
Graph 3. The average area of occupied dwellings in m², by municipality



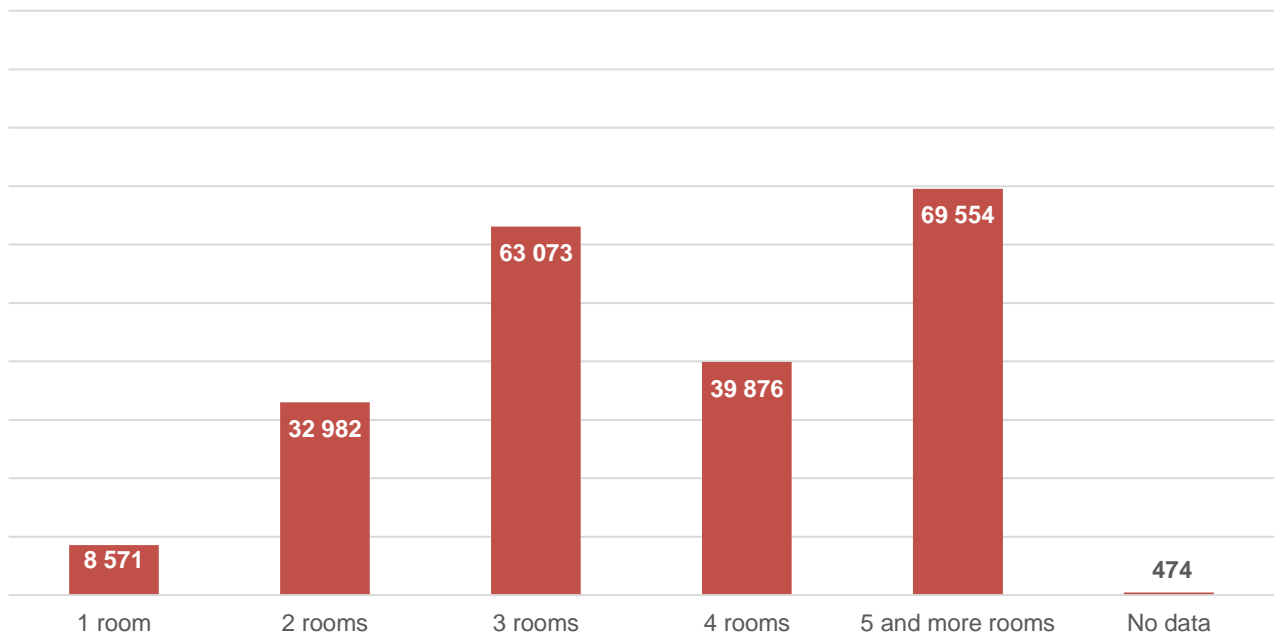
Graph 4. Average area of dwellings for occupied dwellings in m², per person, per municipality



Graph 5. Average number of persons in occupied dwellings, by municipality



Graph 6. Occupied dwellings by number of rooms, i.e. premises larger than 4m²



* A room is understood to be a premise intended for living, which has direct daylight and whose floor area is at least 4m² (bedrooms, dining rooms, living rooms, basements for living and storage rooms, kitchens, and other separate spaces used for living).

Graph 7. Occupied dwellings by availability of bathrooms and toilets

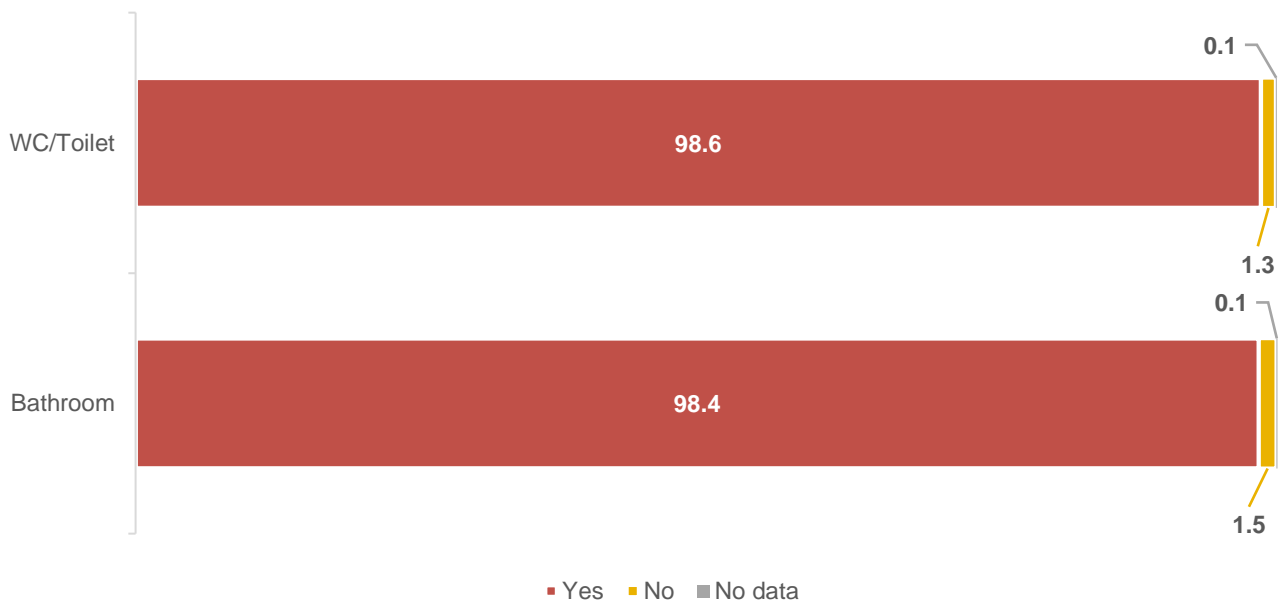


Table 1. Number and area of dwellings by type of use, and by municipality

Municipality	Dwellings									
	Total		For permanent housing		Only for industry		For seasonal use		No data	
	Number	m ²	Number	m ²	Number	m ²	Number	m ²	Number	m ²
Montenegro	392 909	28 611 526	285 734	21 920 079	16 720	732 936	89 083	5 863 115	1 372	95 396
Andrijevica	3 329	231 361	2 324	174 179	-	-	995	56 723	10	459
Bar	41 729	3 058 752	25 720	1 982 801	898	39 312	14 869	1 017 373	242	19 266
Berane	12 358	979 935	10 845	881 549	18	1 215	1 479	95 995	16	1 176
Bijelo Polje	18 331	1 458 523	16 496	1 317 600	31	1 583	1 663	129 507	141	9 833
Budva	33 918	2 095 652	14 591	954 780	7 782	300 265	11 252	822 956	293	17 651
Cetinje	9 553	626 662	6 998	474 443	91	3 898	2 433	146 874	31	1 447
Danilovgrad	9 639	801 950	7 630	648 512	16	1 140	1 973	150 938	20	1 360
Gusinje	1 897	229 914	1 844	225 429	z	110	49	4 045	z	330
Herceg Novi	29 696	1 906 059	17 242	1 179 485	673	25 093	11 700	696 098	81	5 383
Kolašin	5 622	384 789	3 256	238 809	86	6 343	2 235	137 148	45	2 489
Kotor	16 898	1 212 740	10 902	837 891	503	25 101	5 469	347 718	24	2 030
Mojkovac	3 642	244 283	3 172	212 492	z	235	464	31 396	z	160
Nikšić	29 275	2 100 938	26 651	1 940 394	91	4 358	2 469	151 870	64	4 316
Petnjica	2 682	249 511	2 189	205 636	-	-	482	42 931	11	944
Plav	4 625	461 227	4 218	430 098	z	650	376	28 503	z	1 976
Pljevlja	14 200	1 015 333	12 358	888 258	z	599	1 693	116 589	z	9 887
Plužine	2 582	149 006	1 477	88 110	68	2 087	1 021	57 797	16	1 012
Podgorica	86 886	6 148 563	78 439	5 635 124	1 164	60 810	7 259	451 020	24	1 609
Rožaje	8 160	749 139	7 519	694 800	z	285	629	53 384	z	670
Šavnik	2 180	121 262	1 346	75 522	z	172	818	44 663	z	905
Tivat	15 264	1 009 381	8 958	624 452	1 870	116 350	4 405	266 743	31	1 836
Tuzi	4 746	561 243	4 404	525 008	z	2 855	302	32 225	z	1 155
Ulcinj	24 793	1 856 008	9 867	975 296	3 189	129 068	11 669	746 793	68	4 851
Žabljak	4 731	312 199	1 739	121 546	132	7 127	2 833	181 888	27	1 638
Zeta	6 173	647 096	5 549	587 865	48	4 280	546	51 938	30	3 013

Table 2. Number and area of dwellings for permanent housing, by municipality

Municipality	Total for permanent housing		Occupied dwellings						Temporarily vacant/abandoned	
			Total		Only for housing		For housing and industry			
	Number	m ²	Number	m ²	Number	m ²	Number	m ²	Number	m ²
	1 = 2 + 5		2 = 3 + 4		3		4		5	
Montenegro	285 734	21 920 079	214 530	17 001 771	213 345	16 849 252	1 185	152 519	71 204	4 918 308
Andrijevica	2 324	174 179	1 410	110 033	z	108 818	z	1 215	914	64 146
Bar	25 720	1 982 801	16 240	1 324 060	16 162	1 311 608	78	12 452	9 480	658 741
Berane	10 845	881 549	8 046	663 557	7 992	657 383	54	6 174	2 799	217 992
Bijelo Polje	16 496	1 317 600	12 324	1 020 060	12 216	1 005 097	108	14 963	4 172	297 540
Budva	14 591	954 780	10 651	725 395	10 557	712 601	94	12 794	3 940	229 385
Cetinje	6 998	474 443	5 387	383 165	5 340	377 768	47	5 397	1 611	91 278
Danilovgrad	7 630	648 512	6 100	538 256	6 065	533 120	35	5 136	1 530	110 256
Gusinje	1 844	225 429	1 255	158 057	1 243	156 347	12	1 710	589	67 372
Herceg Novi	17 242	1 179 485	11 986	860 145	11 927	853 484	59	6 661	5 256	319 340
Kolašin	3 256	238 809	2 407	183 779	2 387	181 291	20	2 488	849	55 030
Kotor	10 902	837 891	7 918	624 786	7 879	619 778	39	5 008	2 984	213 105
Mojkovac	3 172	212 492	2 423	168 673	2 411	166 742	12	1 931	749	43 819
Nikšić	26 651	1 940 394	22 154	1 654 080	22 038	1 640 050	116	14 030	4 497	286 314
Petnjica	2 189	205 636	1 584	147 831	1 560	145 401	24	2 430	605	57 805
Plav	4 218	430 098	2 792	293 848	2 779	292 276	13	1 572	1 426	136 250
Pljevlja	12 358	888 258	9 065	676 151	9 013	669 210	52	6 941	3 293	212 107
Plužine	1 477	88 110	835	50 359	z	50 096	z	263	642	37 751
Podgorica	78 439	5 635 124	63 749	4 723 637	63 491	4 695 004	258	28 633	14 690	911 487
Rožaje	7 519	694 800	6 180	564 631	6 161	562 690	19	1 941	1 339	130 169
Šavnik	1 346	75 522	564	35 061	z	34 732	z	329	782	40 461
Tivat	8 958	624 452	6 131	440 128	6 115	438 641	16	1 487	2 827	184 324
Tuzi	4 404	525 008	3 254	394 620	3 238	391 777	16	2 843	1 150	130 388
Ulcinj	9 867	975 296	6 159	660 836	6 111	651 033	48	9 803	3 708	314 460
Žabljak	1 739	121 546	1 092	81 696	1 056	77 217	36	4 479	647	39 850
Zeta	5 549	587 865	4 824	518 927	4 811	517 088	13	1 839	725	68 938

METHODOLOGICAL NOTES

The Census of Population, Households, and Dwellings was implemented from 3 to 30 December 2023, in line with the Methodology for Preparation, Organization, and Implementation of the Census. The 2023 Census Methodology is in line with the international standards that determine common rules for collecting the data on population, out of which the most important are:

- Conference of European Statisticians Recommendations for the 2020 Censuses of Population and Housing prepared by UNECE;
- Regulation No 763/2008 of the European Parliament and of the Council of 9 July 2008 on population and housing censuses, as well as other implementation regulations concerning the European Statistics Code of Practice.

The census was conducted according to the situation on October 31, 2023, at 24 hours, which is considered the reference moment of the census.

The census was done traditionally, by the interview method, using paper questionnaires, a 'door-to-door' approach. The release of the census results is defined by Article 30 of the Law on Census.

Dwelling is a connected unit in constructing terms with the purpose of housing, no matter if the dwelling is used at the moment of the census for: only housing, housing and industry, only for industry, seasonal use or it is uninhabited but valid dwelling in the sense of construction.

Dwelling for permanent housing includes occupied and temporarily vacant/abandoned dwellings.

Occupied dwellings are those in which at least one person lives with their usual place of residence in Montenegro and include dwellings for housing only and housing and industry.

Dwelling only for housing is a dwelling used by the household for permanent housing, regardless of whether permanent population or temporary present persons are considered, regardless of the basis the household uses the dwelling; a dwelling completely used by persons that temporarily reside in the place of enumeration for work or education, and having their households permanently living in another place in Montenegro or abroad; dwelling used by persons for it is not possible to collect data or refused being enumerated; dwelling used by diplomatic representatives of foreign countries in Montenegro, but not owned by those countries.

Dwelling for housing and industry is a dwelling that is used for permanent housing – tailor, hair care, skincare, shoe-repairing, lawyer office, studio for painting, dentistry, representative office of a company, reporter bureau or some of the rooms are for rent to tourist, etc.

Temporarily vacant/abandoned dwelling is an uninhabited dwelling (empty) because it is new and uninhabited (although habitation is permitted) or it is vacant for moving out, adaptation, repairing, etc., or the dwelling is

not used for a longer time, because the owner moved out to another place, and dwelling is not rented or the owner has died, and inheritors neither have rented the dwelling, nor they use it for occasional vacation or recreation.

Area of the dwellings represents the sum of the areas of all rooms, kitchens, bathrooms, toilets, corridors, and other auxiliary rooms.

Number of rooms in a dwelling (with an area of 4m² and more) means a room intended for living, which is separated from other rooms of the dwelling by permanent walls from floor to ceiling or roof shelter at a height of at least 2m above the ground and at least 2m above the main area of the ceiling and has direct daylight and whose floor area is at least 4m².

The announcement also shows the auxiliary rooms, which include the bathroom and toilet.

A dwelling **has a bathroom** if there is a bathtub or shower in the dwelling and in which there are plumbing and sewage installations, regardless of whether these installations are connected or not. If there is no bathtub or shower in the dwelling, the dwelling **does not have a bathroom**.

The dwelling **has a toilet** if the toilet is flushed through a cistern, with water supplied from the water network or manually. If the toilet does not exist in the dwelling, but is located outside the dwelling in the same building/house or yard (eg field toilet), the dwelling **does not have a toilet**.

The common term "Municipality" is used in this statement for 25 local self-government units, namely the Capital City of Podgorica, the Capital of Cetinje, and the remaining 23 local self-government units that have the status of a municipality.

According to the Law on Official Statistics and the System of Official Statistics, Article 54-61 (Official Gazette of Montenegro No 018/12 of 30 March 2012, 047/19 of 12 August 2019) and the internal rule of the Statistical Office, data with a frequency of occurrence less than 10 are protected (primary protection) and are marked with a "z" mark. In addition, other data are also marked with the same label to prevent indirect recognition of census units (secondary protection).

More data, as well as detailed methodological explanations, can be found in the section: [Population Census 2023](#)

Symbols:

"-" No occurrence

"z" Protected information

When using data, state: "Source of data: Statistical Office of Montenegro - MONSTAT"