

RELEASE 43/2025

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Census of Population, Households and Dwellings 2023

Number of dwellings, and type of use by municipalities in Montenegro

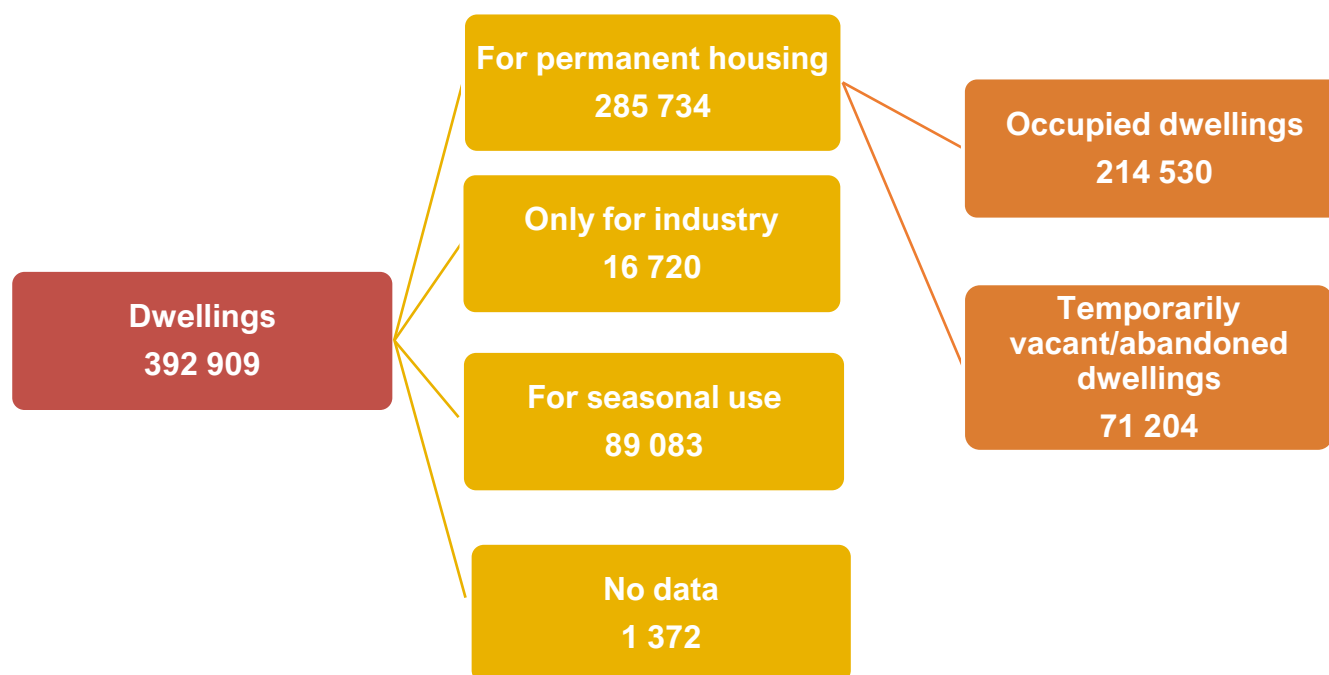
The release presents the results of the 2023 Census of Population, Households, and Dwellings on the number of dwellings and their use.

In Montenegro, 392 909 dwellings were enumerated. Out of these, 72.72% are used for permanent residence, 4.26% are used only for performing activities, 22.67% for seasonal use, and 0.35% of dwellings have no data on the method of use.

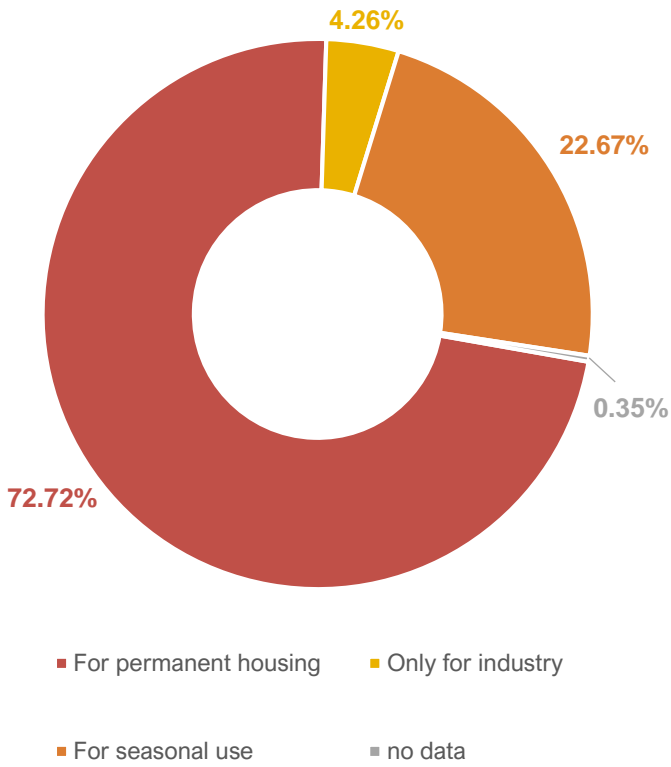
Out of the total number of dwellings in Montenegro, the largest number is in Podgorica, 86 886, or 22.11%, while the smallest number is in Gusinje, 1 897, or 0.48%.

Out of the total number of dwellings for permanent housing, 75.08% are occupied dwellings (only for housing and for housing and industry), while 24.92% are temporarily vacant/abandoned dwellings (empty dwellings).

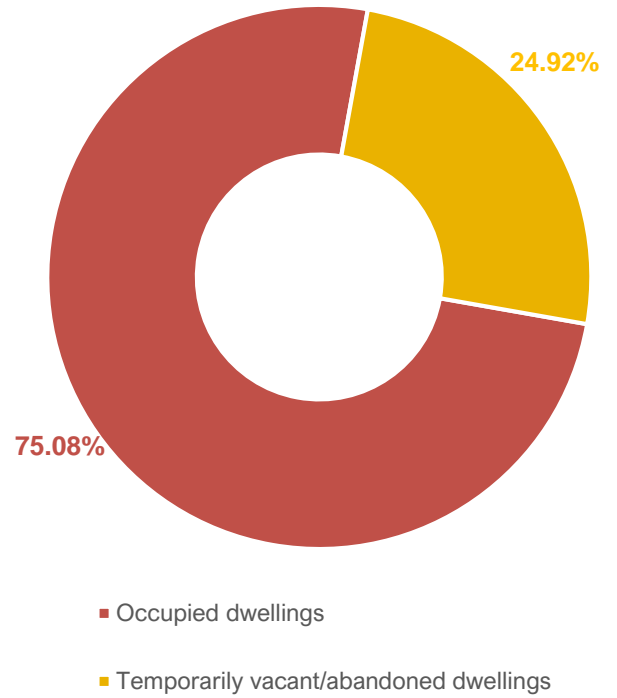
Graph 1. Structure of dwellings in Montenegro, by the way of use and occupancy



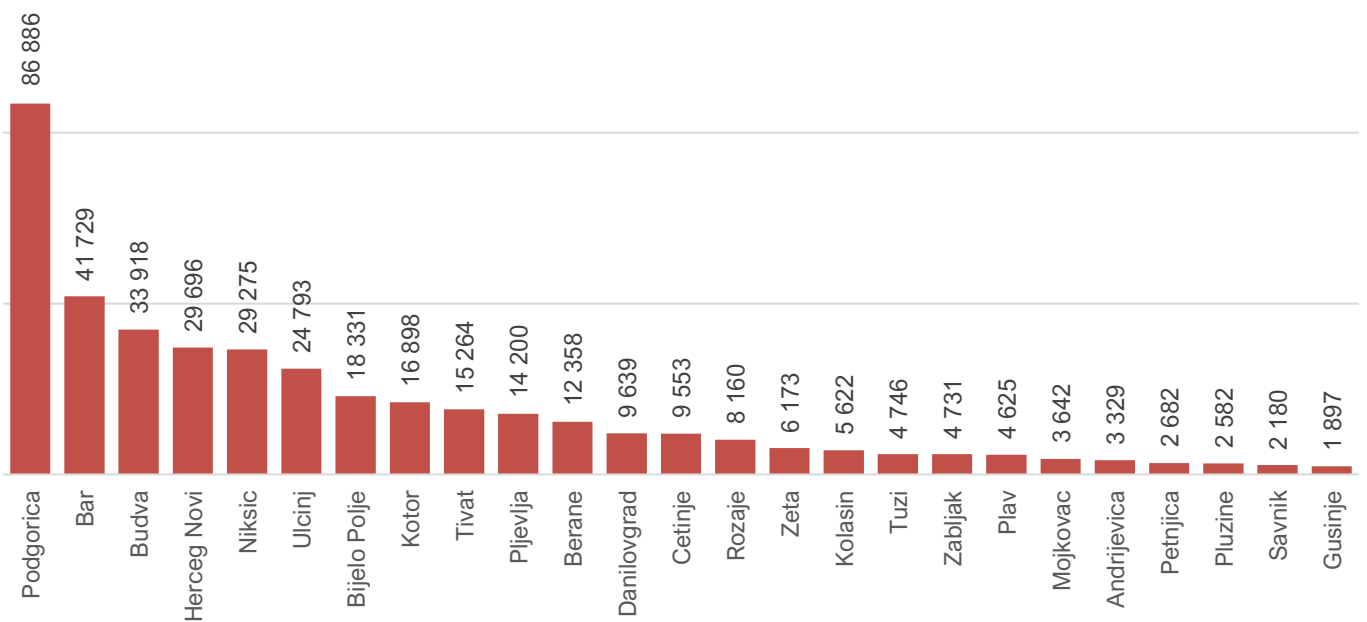
Graph 2. Dwellings according to the way of use



Graph 3. Dwellings by occupancy



Graph 4. Total number of dwellings, by municipality



Graph 5. Number of dwellings in Montenegro, by municipality



	TOTAL NUMBER OF DWELLINGS	NUMBER OF MUNICIPALITIES
	Up to 5 000	9
	5 001 – 10 000	5
	10 001 – 20 000	5
	20 001 – 50 000	5
	Over 50 000	1

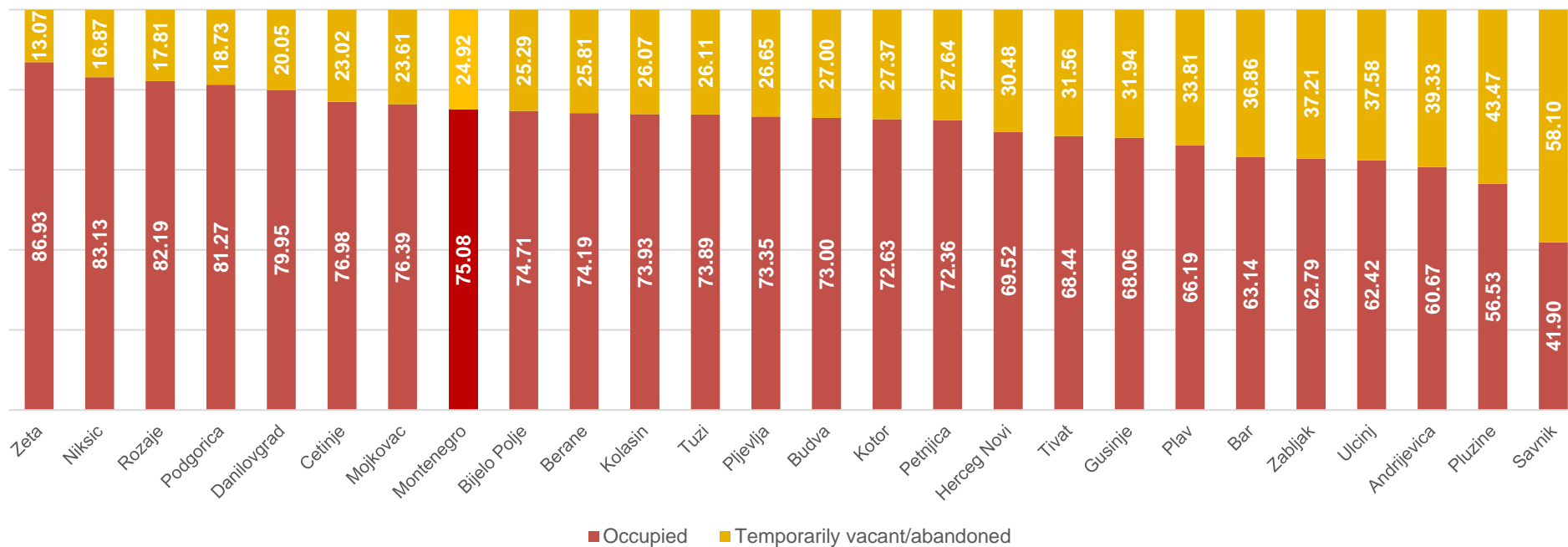
Table 1. Dwellings according to the way of use, by municipality

Municipality	Dwellings									
	Total		For permanent housing		Only for industry		For seasonal use		No data	
	Number	%	Number	%	Number	%	Number	%	Number	%
Montenegro	392 909	100.00	285 734	72.72	16 720	4.26	89 083	22.67	1 372	0.35
Andrijevica	3 329	100.00	2 324	69.81	-	-	995	29.89	10	0.30
Bar	41 729	100.00	25 720	61.64	898	2.15	14 869	35.63	242	0.58
Berane	12 358	100.00	10 845	87.76	18	0.14	1 479	11.97	16	0.13
Bijelo Polje	18 331	100.00	16 496	89.99	31	0.17	1 663	9.07	141	0.77
Budva	33 918	100.00	14 591	43.02	7 782	22.94	11 252	33.18	293	0.86
Cetinje	9 553	100.00	6 998	73.25	91	0.95	2 433	25.47	31	0.33
Danilovgrad	9 639	100.00	7 630	79.16	16	0.16	1 973	20.47	20	0.21
Gusinje	1 897	100.00	1 844	97.21	z	z	49	2.58	z	z
Herceg Novi	29 696	100.00	17 242	58.06	673	2.27	11 700	39.40	81	0.27
Kolasin	5 622	100.00	3 256	57.92	86	1.53	2 235	39.75	45	0.80
Kotor	16 898	100.00	10 902	64.52	503	2.98	5 469	32.36	24	0.14
Mojkovac	3 642	100.00	3 172	87.10	z	z	464	12.74	z	z
Niksic	29 275	100.00	26 651	91.04	91	0.31	2 469	8.43	64	0.22
Petnjica	2 682	100.00	2 189	81.62	-	-	482	17.97	11	0.41
Plav	4 625	100.00	4 218	91.20	z	z	376	8.13	z	z
Pljevlja	14 200	100.00	12 358	87.03	z	z	1 693	11.92	z	z
Pluzine	2 582	100.00	1 477	57.20	68	2.64	1 021	39.54	16	0.62
Podgorica	86 886	100.00	78 439	90.28	1 164	1.34	7 259	8.35	24	0.03
Rozaje	8 160	100.00	7 519	92.14	z	z	629	7.71	z	z
Savnik	2 180	100.00	1 346	61.75	z	z	818	37.52	z	z
Tivat	15 264	100.00	8 958	58.69	1 870	12.25	4 405	28.86	31	0.20
Tuzi	4 746	100.00	4 404	92.79	z	z	302	6.36	z	z
Ulcinj	24 793	100.00	9 867	39.80	3 189	12.86	11 669	47.07	68	0.27
Zabljak	4 731	100.00	1 739	36.76	132	2.79	2 833	59.88	27	0.57
Zeta	6 173	100.00	5 549	89.89	48	0.78	546	8.84	30	0.49

Table 2. Dwellings for permanent housing according to occupancy, by municipality

Municipality	Dwellings for permanent housing				
	Total	Occupied dwellings			Temporarily vacant/abandoned
		Total	Only for housing	For housing and industry	
	1 = 2 + 5	2 = 3 + 4	3	4	5
Montenegro	285 734	214 530	213 345	1 185	71 204
Andrijevica	2 324	1 410	z	z	914
Bar	25 720	16 240	16 162	78	9 480
Berane	10 845	8 046	7 992	54	2 799
Bijelo Polje	16 496	12 324	12 216	108	4 172
Budva	14 591	10 651	10 557	94	3 940
Cetinje	6 998	5 387	5 340	47	1 611
Danilovgrad	7 630	6 100	6 065	35	1 530
Gusinje	1 844	1 255	1 243	12	589
Herceg Novi	17 242	11 986	11 927	59	5 256
Kolasin	3 256	2 407	2 387	20	849
Kotor	10 902	7 918	7 879	39	2 984
Mojkovac	3 172	2 423	2 411	12	749
Niksic	26 651	22 154	22 038	116	4 497
Petnjica	2 189	1 584	1 560	24	605
Plav	4 218	2 792	2 779	13	1 426
Pljevlja	12 358	9 065	9 013	52	3 293
Pluzine	1 477	835	z	z	642
Podgorica	78 439	63 749	63 491	258	14 690
Rozaje	7 519	6 180	6 161	19	1 339
Savnik	1 346	564	z	z	782
Tivat	8 958	6 131	6 115	16	2 827
Tuzi	4 404	3 254	3 238	16	1 150
Ulcinj	9 867	6 159	6 111	48	3 708
Zabljak	1 739	1 092	1 056	36	647
Zeta	5 549	4 824	4 811	13	725

Graph 6. Share of dwellings for permanent housing according to occupancy, by municipalities



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.

A 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.

A 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.

Dwelling only for industry is a dwelling that is not re-built (adapted) for office and with nobody living in it, but it is used as a whole for industry and used only for renting to tourists, so-called day rent dwellings.

Dwelling for seasonal use is a dwelling that completely corresponds to the definition of dwelling, and it is used temporarily or for several months in a year. Such dwellings can be within a separate house, villa, family house, and other type of building or in a small wooden house.

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"