

RELEASE 55/2025

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Census of Population, Households and Dwellings 2023

Dwellings by position in the building, year of construction, and type of material

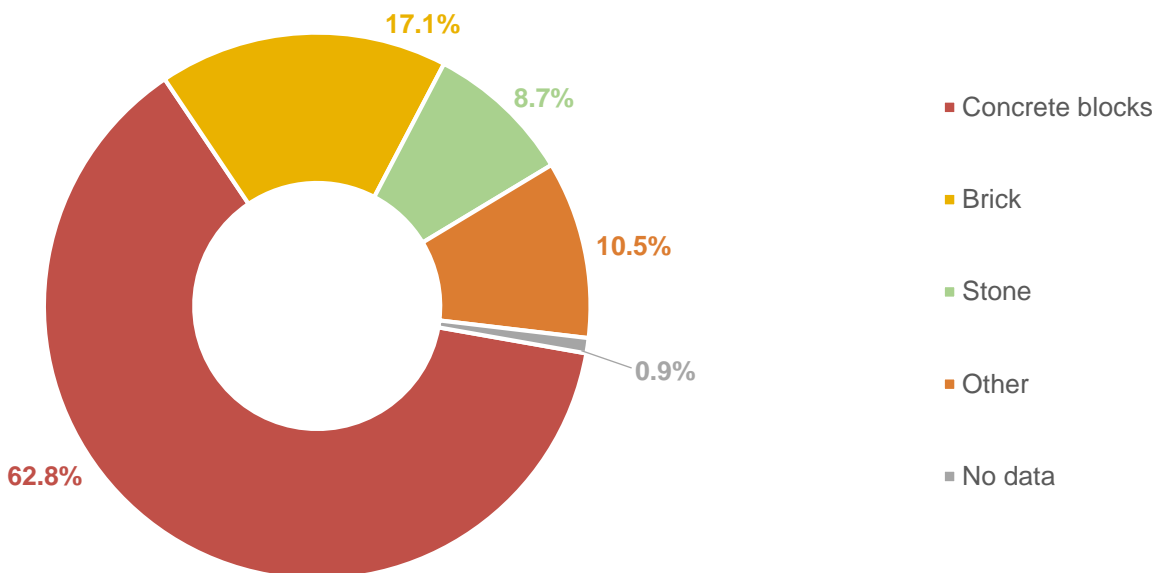
The release presents the results of the 2023 Census of Population, Households, and Dwellings on the number of dwellings by position in the building, year of construction, and type of material.

In Montenegro, 285 734 dwellings for permanent housing with a total area of 21 920 079 m² were registered. Out of the total number of dwellings for permanent housing in Montenegro, 179 479 or 62.8% of dwellings have exterior walls built exclusively or predominantly of blocks; 48 989 or 17.1% of dwellings have exterior walls made of brick; 24 736 or 8.7% of dwellings have exterior walls made of stone; while 29 898 or 10.5% of dwellings have exterior walls exclusively or predominantly made of other materials. For 2 632 or 0.9% of dwellings, there is no data on the material of the outer walls of the building/house.

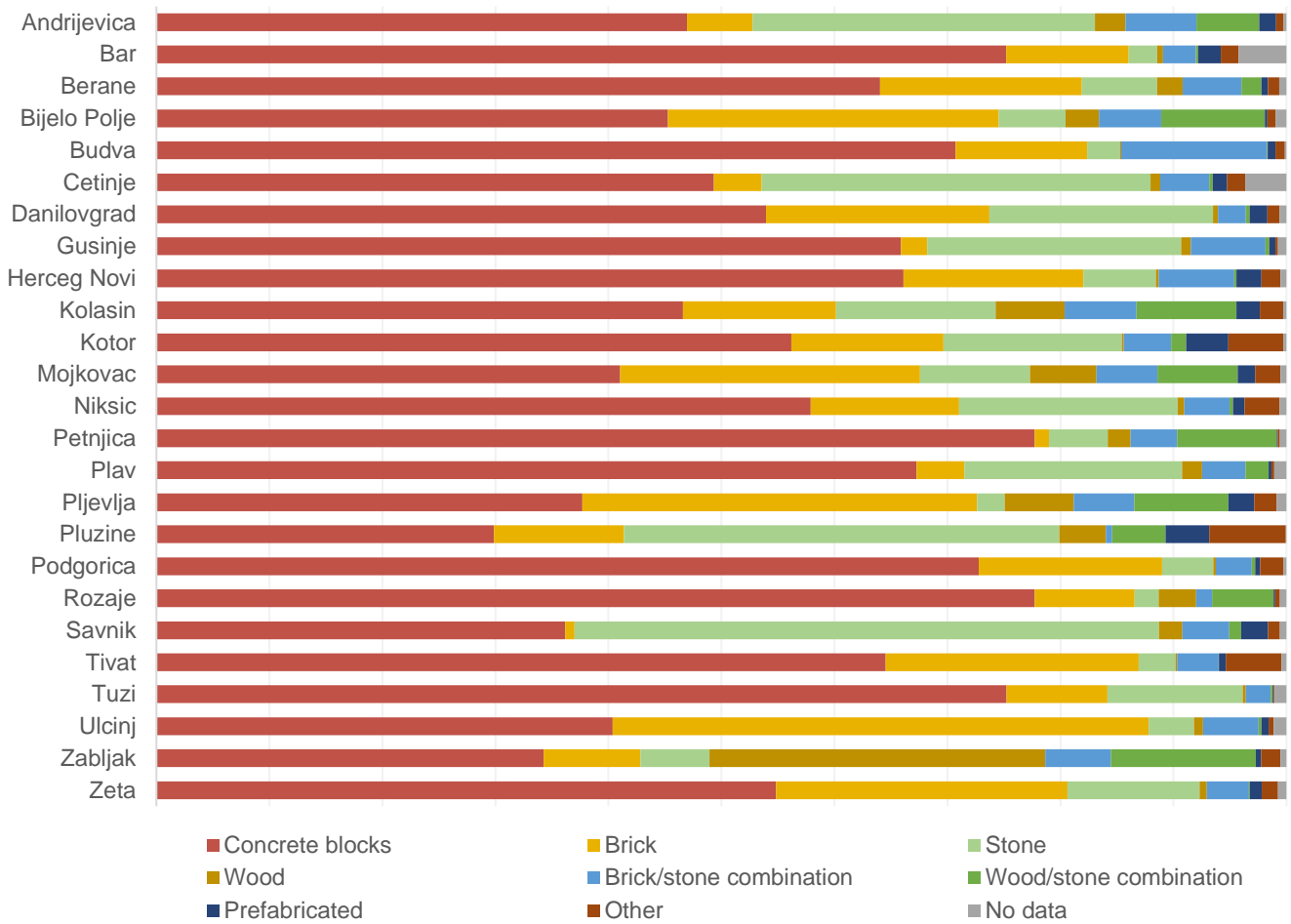
Of the total number of dwellings for permanent housing in Montenegro, the largest number of dwellings, 124 478 or 43.6%, are located on the ground floor, while the smallest number of dwellings, 340 or 0.1%, are located in the basement.

Of the total number of dwellings for permanent housing in Montenegro, the largest number of dwellings was built in the period from 1981 to 2000, while the smallest number was built in the period from 1919 to 1945.

Graph 1. Dwellings for permanent housing in Montenegro by type of material of the external walls of the building/house



Graph 2. Dwellings for permanent housing in Montenegro, by the % share of the material of the exterior walls of the building/house, by municipality



Graph 3. Dwellings for permanent housing in Montenegro, by number of floors, in %

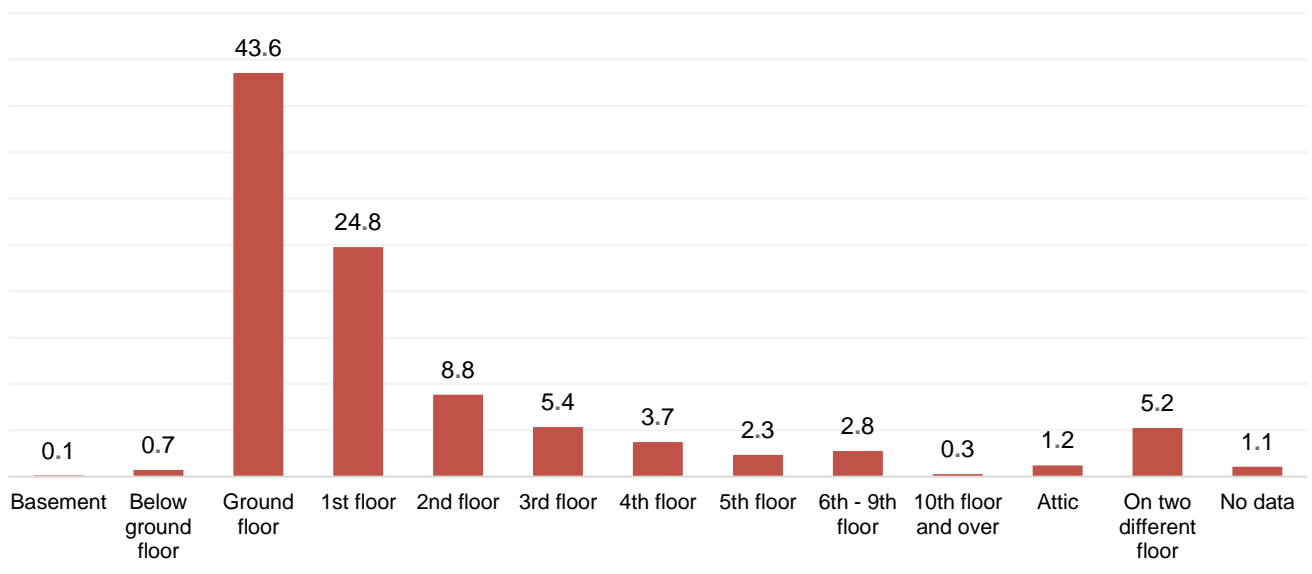


Table 1. Number and area of dwellings for permanent housing by period of construction, by municipality

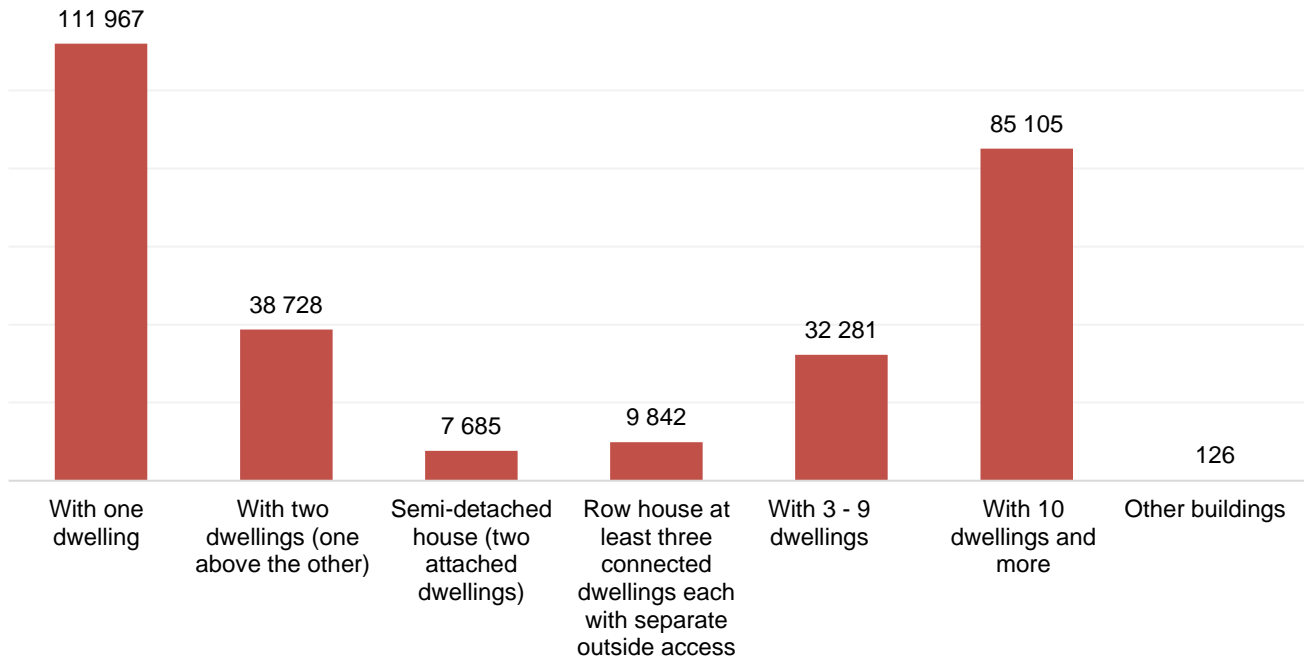
Municipality	Total		Before 1919 - 1945		1946 - 1960		1961 - 1980		1981 - 2000	
	Number	m ²	Number	m ²	Number	m ²	Number	m ²	Number	m ²
Montenegro	285 734	21 920 079	12 583	866 871	19 912	1 281 790	74 728	5 600 253	76 593	6 311 205
Andrijevica	2 324	174 179	138	9 745	449	29 560	637	48 296	611	48 668
Bar	25 720	1 982 801	287	20 348	464	34 372	6 147	460 649	7 167	541 069
Berane	10 845	881 549	382	27 599	1 402	97 065	3 688	282 076	2 832	252 816
Bijelo Polje	16 496	1 317 600	434	28 563	1 473	89 558	5 461	424 013	4 935	421 788
Budva	14 591	954 780	136	10 293	111	10 033	1 383	111 079	4 320	290 107
Cetinje	6 998	474 443	1 510	92 699	689	40 305	1 945	135 063	1 398	105 575
Danilovgrad	7 630	648 512	817	54 333	637	41 247	1 615	127 717	2 063	186 244
Gusinje	1 844	225 429	70	6 768	84	7 559	355	38 367	592	68 203
Herceg Novi	17 242	1 179 485	1 103	78 054	530	36 471	5 187	357 354	5 011	348 441
Kolasin	3 256	238 809	295	18 863	374	23 956	843	62 809	895	70 527
Kotor	10 902	837 891	1 154	85 643	340	25 354	3 287	244 490	2 646	207 772
Mojkovac	3 172	212 492	41	2 490	328	18 854	1 362	87 287	917	65 965
Niksic	26 651	1 940 394	1 572	102 142	4 268	256 113	8 032	552 391	6 391	524 262
Petnjica	2 189	205 636	43	2 851	111	8 555	473	40 019	809	75 484
Plav	4 218	430 098	234	18 973	310	24 560	902	83 201	1 439	150 422
Pljevlja	12 358	888 258	754	49 699	1 755	105 978	4 077	283 282	3 752	290 332
Pluzine	1 477	88 110	94	5 433	213	12 143	529	31 018	377	22 917
Podgorica	78 439	5 635 124	1 818	123 203	4 476	276 667	18 728	1 346 417	18 743	1 536 932
Rozaje	7 519	694 800	146	12 031	275	19 813	1 637	133 522	2 718	241 761
Savnik	1 346	75 522	250	15 239	232	11 568	300	16 082	304	18 162
Tivat	8 958	624 452	423	30 859	336	22 321	2 590	185 348	2 334	161 702
Tuzi	4 404	525 008	164	16 811	189	18 305	730	86 600	1 253	151 487
Ulcinj	9 867	975 296	253	17 239	188	16 632	2 865	277 522	3 127	328 269
Zabljak	1 739	121 546	129	8 465	200	11 296	424	28 778	507	39 131
Zeta	5 549	587 865	336	28 528	478	43 505	1 531	156 873	1 452	163 169

Table 1. Number and area of dwellings for permanent housing by period of construction, by municipality

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Municipality	2001 - 2011		2012 - 2023		Unfinished, but occupied dwelling		Unknown year of construction	
	Number	m ²	Number	m ²	Number	m ²	Number	m ²
Montenegro	45 232	3 654 953	47 759	3 600 297	42	3 812	8 885	600 898
Andrijevica	260	20 153	170	13 649	z	230	z	3 878
Bar	4 390	376 413	4 690	378 767	-	-	2 575	171 183
Berane	1 308	119 660	1 025	84 426	-	-	208	17 907
Bijelo Polje	1 932	170 879	1 505	132 204	z	35	z	50 560
Budva	4 413	276 903	4 015	244 375	-	-	213	11 990
Cetinje	527	44 950	505	33 174	-	-	424	22 677
Danilovgrad	1 246	119 202	1 038	99 429	z	945	z	19 395
Gusinje	331	46 970	400	56 512	-	-	12	1 050
Herceg Novi	2 739	189 748	2 184	144 957	z	300	z	24 160
Kolasin	391	30 663	283	20 370	-	-	175	11 621
Kotor	1 624	130 914	1 648	131 647	-	-	203	12 071
Mojkovac	265	19 578	209	15 230	-	-	50	3 088
Nikšić	3 079	265 139	2 815	207 384	z	250	z	32 713
Petnjica	411	43 390	317	33 520	-	-	25	1 817
Plav	622	69 808	648	77 276	-	-	63	5 858
Pljevlja	1 039	85 222	597	49 658	z	240	z	23 847
Pluzine	64	4 975	118	6 504	-	-	82	5 120
Podgorica	14 431	1 038 016	18 668	1 206 035	20	1 772	1 555	106 082
Rozaje	1 441	147 137	1 122	123 712	-	-	180	16 824
Savnik	65	3 632	101	6 394	-	-	94	4 445
Tivat	1 302	87 825	1 924	133 244	z	40	z	3 113
Tuzi	849	98 627	1 081	141 163	-	-	138	12 015
Ulcinj	1 341	142 696	1 856	172 605	-	-	237	20 333
Zabljak	293	21 277	156	10 828	-	-	30	1 771
Zeta	869	101 176	684	77 234	-	-	199	17 380

Graph 4. Dwellings for permanent housing in Montenegro, by the type of residential building in which the dwelling is located



According to the methodology for the preparation, organization, and implementation of the census, data on the conditions for unrestricted access, movement, and residence of persons with disabilities were collected only for buildings with 3 or more dwellings.

Graph 5. Dwellings for permanent housing in Montenegro, by conditions for unrestricted access, movement, and stay of persons with disabilities

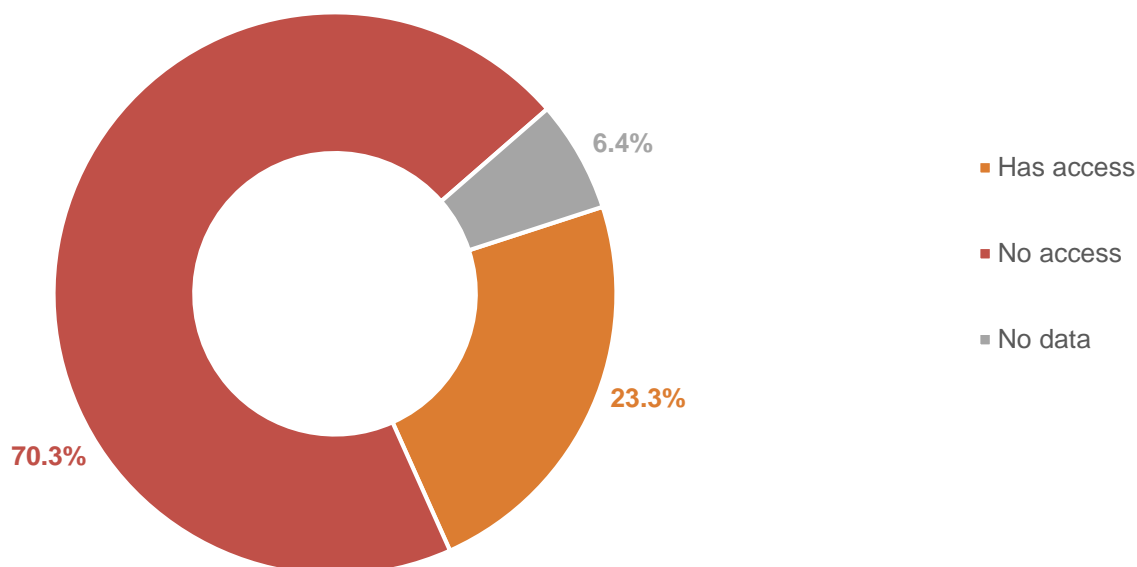


Table 2. Dwellings for permanent housing in Montenegro, by the conditions for unrestricted access, movement, and stay of persons with disabilities, by municipality

Municipality	Total Buildings with 3 or more dwellings		Has access		No access		No data	
	Number	%	Number	%	Number	%	Number	%
Montenegro	117 504	100.0	27 390	23.3	82 641	70.3	7 473	6.4
Andrijevica	280	100.0	-	-	175	62.5	105	37.5
Bar	11 046	100.0	2 823	25.6	6 699	60.6	1 524	13.8
Berane	2 272	100.0	350	15.4	1 783	78.5	139	6.1
Bijelo Polje	2 252	100.0	258	11.5	1 620	71.9	374	16.6
Budva	11 619	100.0	3 114	26.8	8 252	71	253	2.2
Cetinje	2 280	100.0	102	4.5	2 009	88.1	169	7.4
Danilovgrad	538	100.0	58	10.8	402	74.7	78	14.5
Gusinje	111	100.0	21	18.9	69	62.2	21	18.9
Herceg Novi	9 447	100.0	739	7.8	8 211	86.9	497	5.3
Kolasin	393	100.0	14	3.6	337	85.7	42	10.7
Kotor	4 890	100.0	385	7.9	4 213	86.1	292	6
Mojkovac	693	100.0	51	7.3	602	86.9	40	5.8
Nikšić	10 116	100.0	1 327	13.1	8 445	83.5	344	3.4
Petnjica	49	100.0	z	z	28	57.2	z	z
Plav	206	100.0	14	6.8	136	66	56	27.2
Pljevlja	3 178	100.0	110	3.5	2 698	84.9	370	11.6
Pluzine	488	100.0	55	11.3	416	85.2	17	3.5
Podgorica	47 214	100.0	16 865	35.7	28 348	60.1	2 001	4.2
Rozaje	1 188	100.0	101	8.5	805	67.8	282	23.7
Savnik	150	100.0	z	z	141	94	z	z
Tivat	5 641	100.0	616	10.9	4 764	84.5	261	4.6
Tuzi	285	100.0	96	33.7	125	43.8	64	22.5
Ulcinj	2 833	100.0	250	8.8	2 134	75.3	449	15.9
Zabljak	264	100.0	36	13.6	214	81.1	14	5.3
Zeta	71	100.0	-	-	15	21.1	56	78.9

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, and 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 an uninhabited but valid dwelling in the sense of construction.

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

The floor on which the dwelling is located is determined by the place (position) of the dwelling in the building/house. Floors are counted from the ground floor (first floor) upwards.

The data on the **year of construction of the building/house** represents the year of construction completion and is presented by periods. For buildings/houses that were damaged or almost destroyed, and were later reconstructed or repaired, the year of reconstruction or repair is shown, not the year of original construction.

The residential building in which the dwelling is located is determined by the total number of dwellings in the entire residential building.

According to the methodology for the preparation, organization, and implementation of the census, data on the conditions for unrestricted access, movement and residence of persons with disabilities were collected only for buildings with 3 or more dwellings.

The material of the external walls of the building/house represents the type of material from which the external walls of the building/house are exclusively or predominantly constructed.

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, 023/25 of 11 March 2025), 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"