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Construction Pressure, 2011-2023

CONSTRUCTION PRESSURE 2011–2023: DECLINE IN PERMITS, PREDOMINANCE OF NEW CONSTRUCTION, AND ASYMMETRICAL PRESSURE CONCENTRATED IN COASTAL AND METROPOLITAN AREAS

Statistics Portugal (INE) releases the publication “Construction Pressure 2011–2023”, which provides a territorial analysis of building construction in Portugal between 2011 and 2023.

Between 2011 and 2023, the resident population in Portugal grew by 0.7%, mainly due to an increase of 297 thousand individuals recorded between 2021 and 2023 (+2.9%), as the period from 2011 to 2021 had seen a decrease of 2.1%.

The potential construction dynamic was 5.4%, measured by the number of licensed dwellings between 2011 and 2023 compared to the total number of dwellings in 2011. Over the same period, building permits showed a slight downward trend in the number of buildings and floors, with average annual growth rates of -0.6% and -0.5%, respectively.

Regarding average values associated with building permits, there was a slight reduction in building height, from 1.8 floors per building in 2011 to 1.7 in 2023. As for dwellings, the T3 typology or higher stood out, with an average of 4.1 rooms per dwelling in 2023, lower than the 4.6 rooms per dwelling recorded in 2011.

New construction was the most frequently type of licensed work in Portugal for most years between 2011 and 2023. Overall, renovation works followed a growth trend between 2011 and 2012, the year in which they reached the highest value of the period analysed, with 60.2 permits per 100 new constructions. In 2023, this figure stood at 30.3.

Construction pressure on the mainland revealed strong regional asymmetries, with greater intensity along the coast and in metropolitan areas, but also in regions such as Cávado, in contrast to more limited pressure in inland and less densely populated areas.

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This publication updates previous studies and presents regional and municipal indicators on construction dynamics across the country.

It includes the calculation of the construction pressure by NUTS III regions, a characterisation of municipalities and regions based on trends in residential building permits, rankings by number of dwellings, analysis of construction dynamics using various indicators, comparative regional ratios, as

well as the evolution of licensed areas by type of work.



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