Two Markets, One Stock

Squatting as an indicator and the division of the Austrian housing market in 2026

QUESTION

Where do existing, legally allocated and actually accessible space diverge?

Occupations measure not the radicalism of a scene but the tension between stock and access.

FINDING

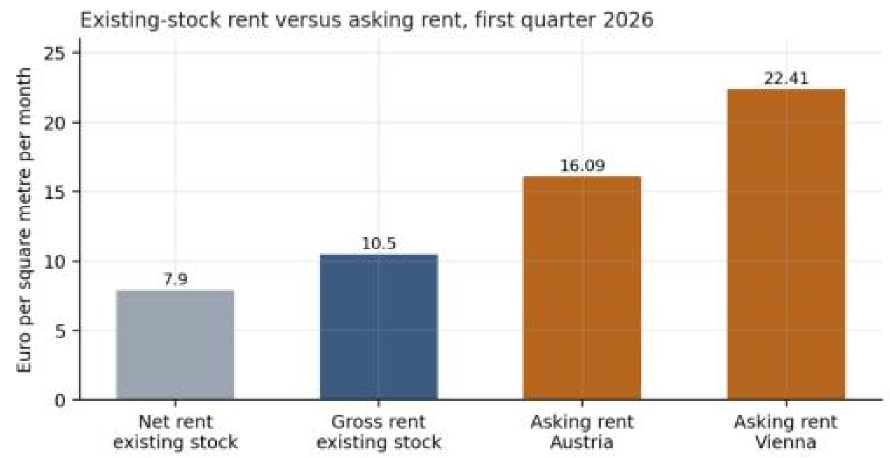
The market is divided: a protected stock with dampened dynamics, market entry markedly costlier.

New construction at the lowest level of the series. Regulation protects existing tenancies and does not reach market entry.

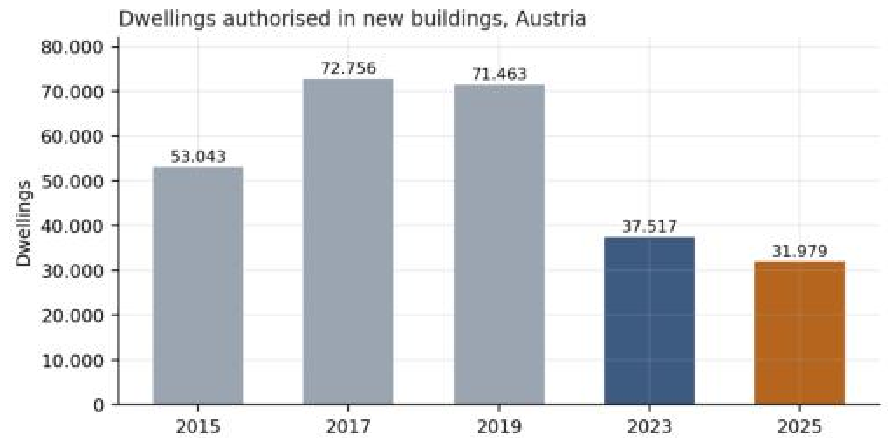
LIMIT

Vacancy is not surveyed nationwide under a uniform definition.

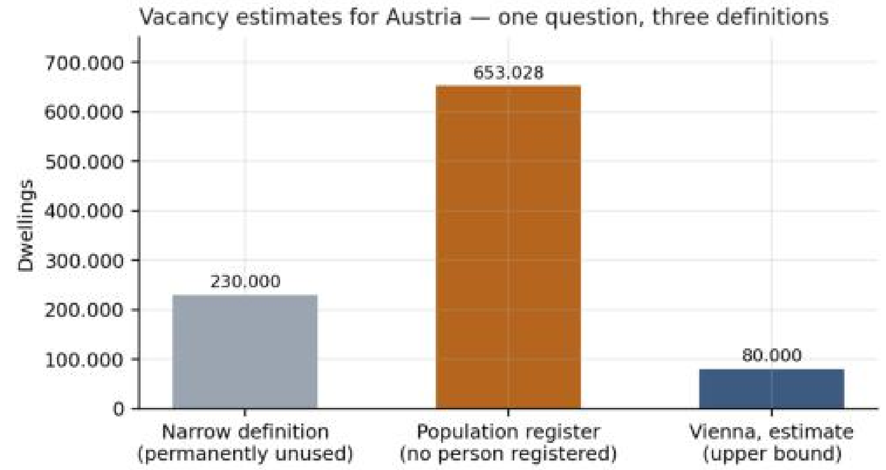
The first of the three quantities thus remains an estimate — and the movement's central charge is still undecided after fifty years.



Stock: Statistics Austria, microcensus housing survey (approx. 1.8m principal tenancies, gross incl. operating costs).
Asking: platform analysis Q1 2026, 95,292 data points, gross median. Q2 2026 values were unavailable at the editorial deadline.



Selected years. Source: Statistics Austria, building activity statistics (data as of 15 March 2026)



The figures are not comparable and do not come from a statistical authority.
No nationwide vacancy survey with a uniform definition exists.

Selection. No systematic full survey exists for 1975–1995.

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