

## **Briefing Note**

### **Estimates of Households and Dwellings in Scotland 2024**

National Records of Scotland (NRS) published its report on [Households and Dwellings in Scotland](#) on 26 June 2025.

#### **Scotland**

##### Households

In 2024 it was estimated that there were 2,552,388 households in Scotland, an increase of 17,078 or 0.7% on the 2023 figure of 2,535,310. There has been an increase of 6.1% in the last decade, and 13.4% in the last 20 years.

While the overall number of households continues to grow, the size of household has generally decreased in recent decades. In 2024, it was estimated to be 2.08 persons per household. Census data shows that the average household size fell from 2.27 persons in 2001 to 2.19 in 2011, and then 2.12 in 2022. The change is largely as a result of over a third (38%) of households in Scotland consisting of single occupancy. The change in type and size of household overtime is partly due to the way we live and reflecting the general ageing of Scotland's population; as older people are more likely to live alone or in smaller households.

##### Dwellings

In 2024, there were 2,740,973 dwellings in Scotland, an increase of 19,748 or 0.7% on the 2023 figure of 2,721,225 and an increase of 15.3% since 2004.

91,317 (3.3%) were classed as vacant and 21,606 (0.8%) as second homes. Vacant and second homes are not evenly spread across the country; remote rural areas have the highest percentage of vacant or second homes at 7%. Accessible rural areas have the highest percentage of occupied dwellings in the past decade at 15%, compared to a decrease of 0.2% for remote small towns.

#### **Aberdeenshire**

##### Households

The number of households in Aberdeenshire increased by 612 or 0.5% between 2023 and 2024, from 116,807 to 117,419.

The rate of change amongst local authorities varied from 0.2% in Inverclyde, North Lanarkshire and Renfrewshire to 1.9% in Midlothian. With 0.5% growth, Aberdeenshire is in the lower range, the same range as Falkirk, Scottish Borders, Argyll and Bute, South Ayrshire, West Dunbartonshire, Fife, and Clackmannanshire.

A far lower rate than Aberdeen City (1.2) and Moray (0.9%). The number of households in Aberdeenshire increased by 22.7% over the last 20 years, the fourth highest increase in Scotland over the same period.

Figure 1 shows the increase in the number of households in Aberdeenshire between 2004 – 2024.

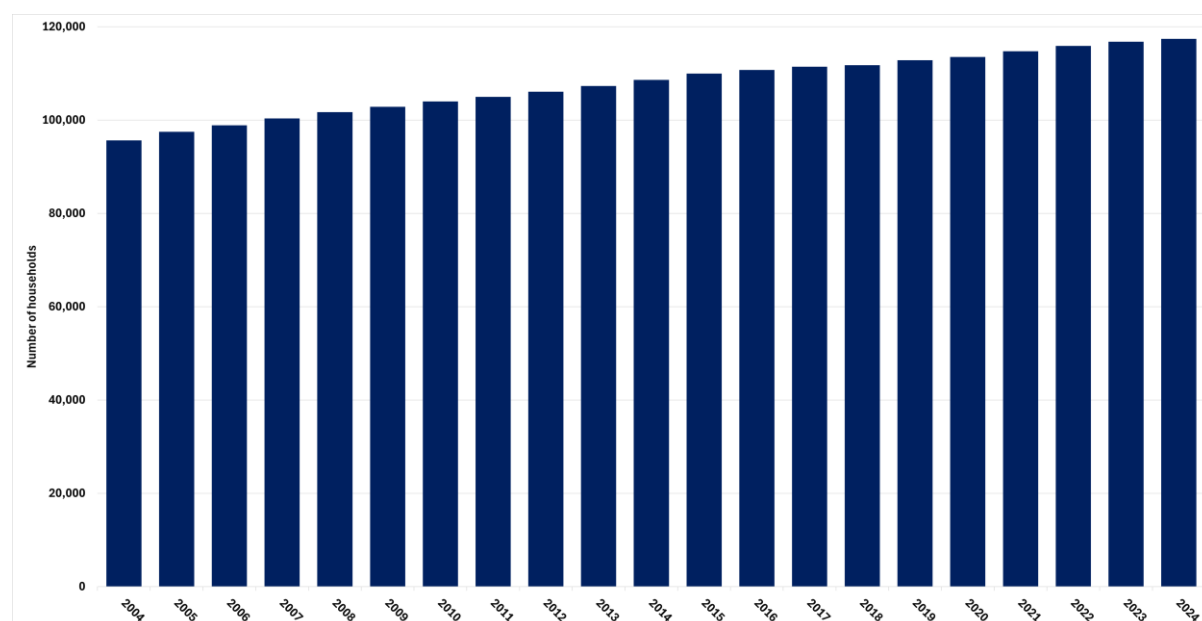


Figure 1: Households in Aberdeenshire between 2004 – 2024

Aberdeenshire has the fourth largest household size of all local authorities at 2.23 persons per household. While this is down from 2.26 in the previous year; it is still above the Scottish average of 2.08 people per household.

### Dwellings

In 2024, there was an estimated 123,367 dwellings in Aberdeenshire, an increase of 843 or 0.7% from the 2023 figure of 122,524 and an increase of 21.7% since 2004. 1,135 dwellings were second homes (0.9%) and 5,480 (4.4%) were vacant. The proportion of second homes is close to the overall Scotland figure (0.8%), but the proportion of vacant properties is above the Scotland figure (3.3%) and is the joint ninth highest for all local authorities. Rural areas tend to have more vacant properties, which explains why the proportion is higher in Aberdeenshire than in more densely populated parts of Scotland.

Second homes tend to be concentrated in rural or coastal areas:

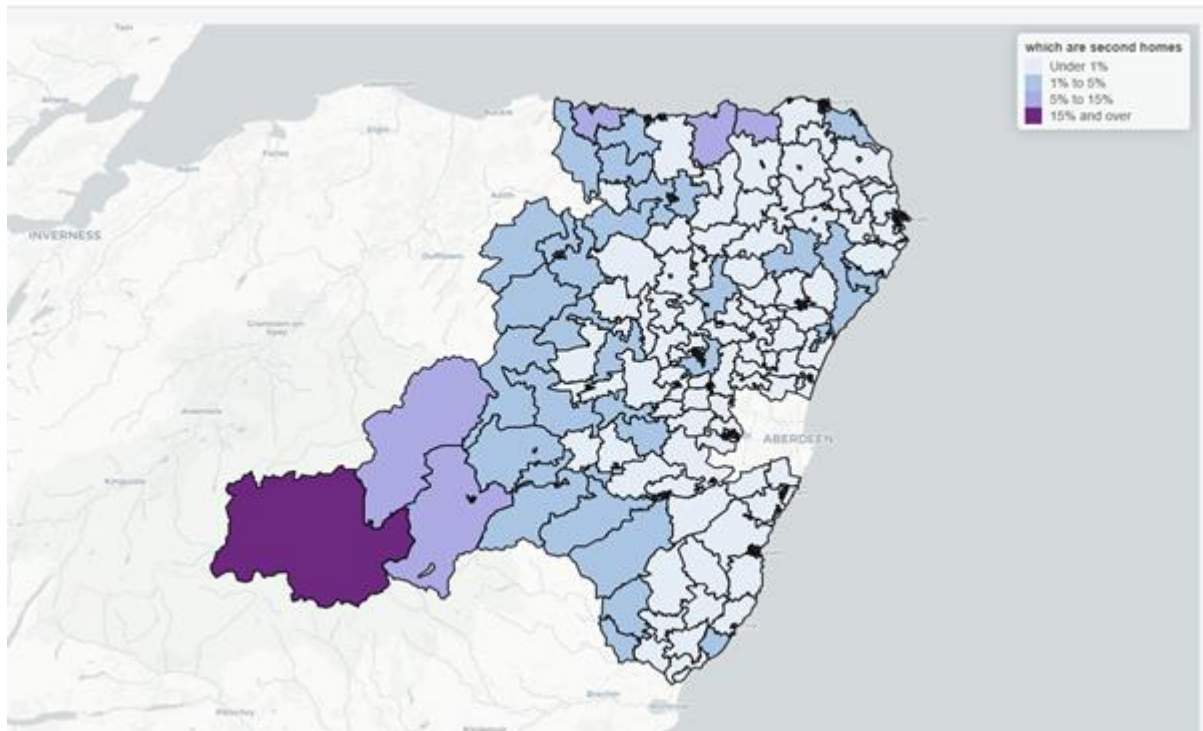


Figure 2: Map showing concentration of second homes in Aberdeenshire © Crown copyright

While vacant homes are more evenly spread:

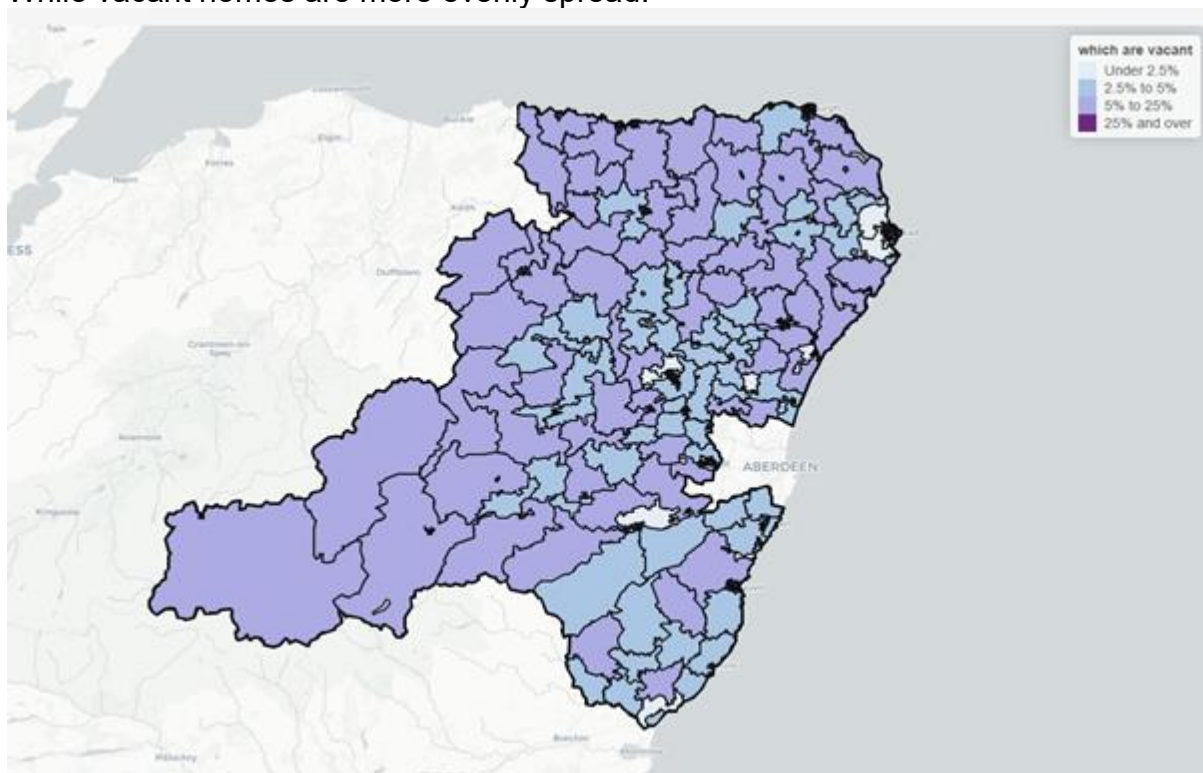


Figure 3: Map showing concentration of vacant homes in Aberdeenshire © Crown copyright

Figures 2 and 3 show the percentage of all dwellings which fall into each of these categories.

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