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I. Population Growth

1. Population Change and Growth Rate

1.1. Population Growth and Population Growth Rate

Steady population decline in Seoul and steady population growth in Seoul Metropolitan Area

According to the 2010 Population and Housing Census, the population of Seoul was estimated at 9.63 million, which was a 6.7-fold increase from the 1.44 million in 1949. Compared to the 5.4-fold increase in the population of the Seoul Metropolitan Area during the same period, the population of Seoul expanded more rapidly. However, Seoul observed gradual decline in

population after 1990 when it reached its peak of 10.6 million, while both the Seoul Metropolitan Area and the nation as a whole observed the opposite. In 2010, the total population of the Seoul Metropolitan Area and Seoul together reached 23 million, which accounted for the 48.9% of the total population of Korea.

Table 1-1 Population trends in Seoul and the Seoul Metropolitan Area from 1949 to 2010

Unit: person, (%)

	Seoul		Seoul Metropolitan Area		Nation
	Population	Percentage of the total population	Population	Percentage of the total population	Population
1949	1,437,670	(7.1)	4,171,614	(20.7)	20,166,756
1955	1,568,746	(7.3)	3,928,304	(18.3)	21,502,386
1960	2,445,402	(9.8)	5,194,167	(20.8)	24,989,241
1966	3,793,280	(13.0)	6,895,605	(23.6)	29,159,640
1970	5,525,262	(17.6)	8,878,534	(28.2)	31,435,252
1975	6,879,464	(19.8)	10,914,171	(31.5)	34,678,972
1980	8,350,616	(22.3)	13,280,951	(35.5)	37,406,815
1985	9,625,755	(23.8)	15,803,288	(39.1)	40,419,652
1990	10,603,250	(24.4)	18,573,937	(42.8)	43,390,374
1995	10,217,177	(22.9)	20,159,295	(45.2)	44,553,710
2000	9,853,972	(21.4)	21,258,062	(46.2)	45,985,289
2005	9,762,546	(20.8)	22,621,232	(48.1)	47,041,434
2010	9,631,482	(20.1)	23,459,570	(48.9)	47,990,761

Note: The Seoul Metropolitan Area includes Seoul, Incheon and Gyeonggi Province.
Source : Korean Statistical Information Service (kosis.kr)

2. Population Projections: 2010~2040

2.1. Estimated Populations of Seoul and the Seoul Metropolitan Area

The estimated population of Seoul will drop after reaching its peak of 10.22 million in 2026

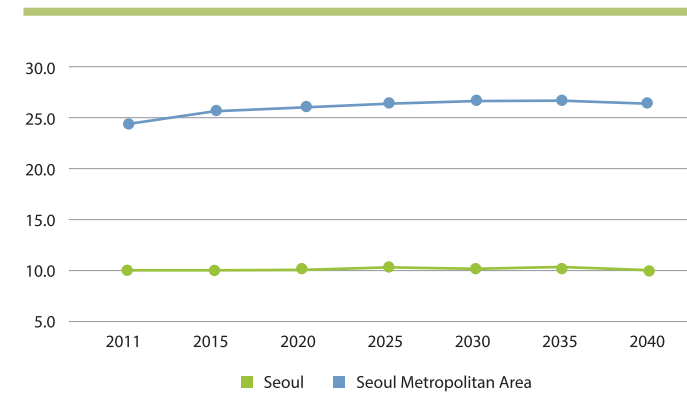
According to the population estimates by Statistics Korea, the population of Seoul is projected to increase slightly from 2013 until it reaches its peak in 2026 and decline afterwards. The population of the Seoul Metropolitan Area and Korea as a whole is expected to reach its peak of 26.7 million in 2031 and 52.16 million in 2030, respectively.

Low probability of population increase in Seoul due to aging and suppressed influx of population

One of the reasons for the decreased population of Seoul around 1990 was the drop in the number of migrants to Seoul due to the land and real estate prices. Considering that the land and real estate prices of Seoul have discouraged, and will continue to discourage, a massive migration to Seoul, both low fertility and low mortality among senior citizens are expected to accelerate the aging of population in Seoul, while slowing down population growth.

Fig. 1-1 Estimated populations of Seoul and the Seoul Metropolitan Area

Unit: million persons



Source : Korean Statistical Information Service (kosis.kr)

Table 1-2 Estimated populations of Seoul and the Seoul Metropolitan Area

Unit: person

	2011	2015	2020	2025	2030	2035	2040
Seoul	10,026,451	10,025,756	10,135,026	10,214,422	10,202,243	10,101,828	9,924,373
Seoul Metropolitan Area	24,564,036	25,227,848	25,957,255	26,464,910	26,691,182	26,620,275	26,258,981

II. Demographics

1. Population Pyramid

The 1980 population pyramid demonstrates an atypical fertility rate

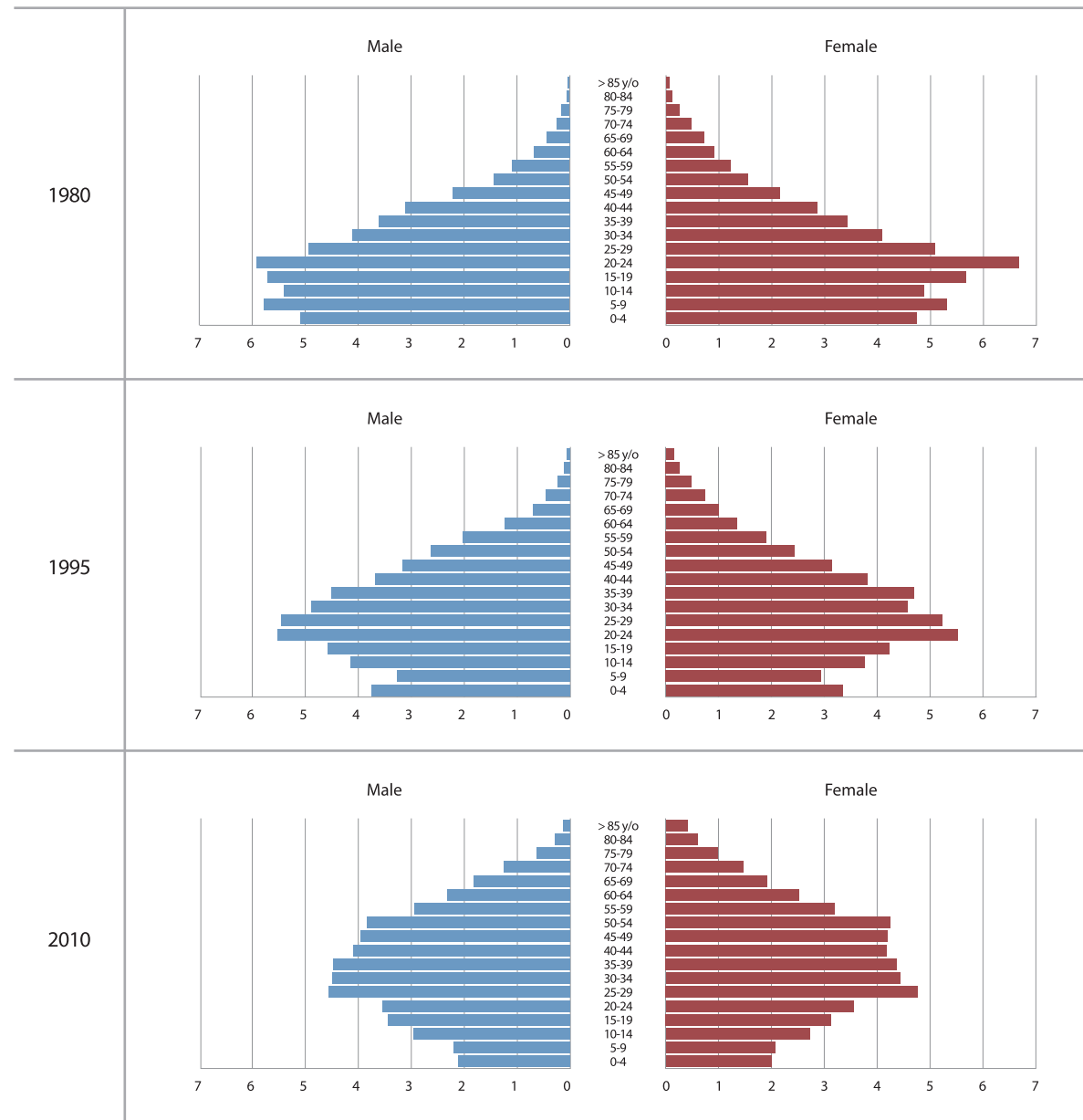
The fertility rate of Korea has declined sharply. To illustrate, the total birth rate decreased from 6.0 in 1960 to 2.0 in 1983. The fertility rate declined dramatically as a result of a family planning program introduced in the early 1960s to discourage fertility. As a result, a typical population pyramid with high birth and death rates was replaced by an atypical one with a smaller young population and a larger middle-aged and elderly population. In 1980, for instance, those aged from 0 to 4 were found to be smaller in size than those aged from 5 to 9.

The population structure in 1995 reflected the increased fertility

The national population policy underwent a change in the 1990s. Facing too low a fertility rate, the government could no longer carry on the previous family plan. However, they did not adopt an opposite policy to encourage fertility, either. They simply took a step back from the fertility suppression policy and cut back the assistance for the family planning program which encouraged the use of contraceptives among other practices. As a result, fertility rates increased temporarily in the 1990s. For instance, in 1995, the size of population aged between 0 and 4 was greater than that of population aged between 5 and 9. This change, however, did not last long.

Fig. 2-1 Population pyramids (1980, 1995, 2010)

Unit: 100,000 persons



Source : Korean Statistical Information Service (kosis.kr)

2. Gender Structure

2.1. Changes in the Gender Structure

The sex ratio of Seoul in 2010 was 96.3

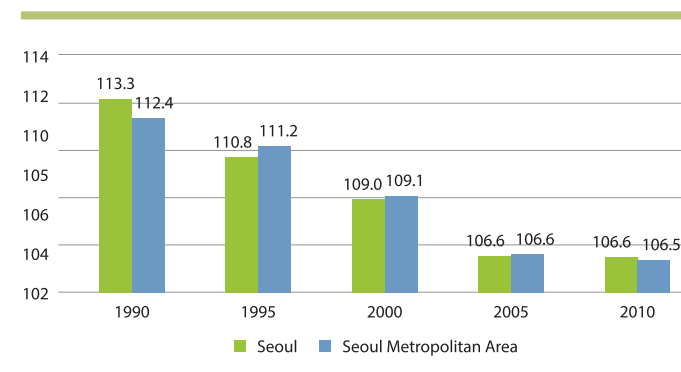
According to the Population and Housing Census records, the sex ratio of Seoul was under 100 in 1980 and 1985, and over 100 from 1990 to 2000 before dropping back to below 100 in 2005. For every 100 females, there were 98 and 96 males in 2005 and in 2010, respectively. Nationwide, too, the sex ratio decreased from 2005. However, the decline was much sharper in Seoul compared to other regions.

2.2. Changes in the Sex Ratio at Birth

The sex ratio at birth in Seoul has continuously decreased to 106.9 by 2010

The “sex ratio at birth” is defined as the number of boys born for every 100 girls born. Under natural circumstances, the sex ratio at birth tends to range between 102 and 107. The sex ratio at birth in Korea, however, was quite skewed in the 1990s. For instance, in 1990, the ratio was 116.5 for the entire nation, 112.4

Fig. 2-2 Changes in the sex ratio at birth in Seoul and the Seoul Metropolitan Area (1990-2010)



Source : Korean Statistical Information Service (kosis.kr)

for the Seoul Metropolitan Area, and 113.3 for Seoul. It was not until 2005 that the ratio became normalized. In 2010, the ratio for Seoul registered 106.6, which is within the normal range.

Table 2-1 Changes in the sex ratio in Seoul and the Seoul Metropolitan Area (1980-2010)

	1980	1985	1990	1995	2000	2005	2010
Seoul	99.3	99.0	100.8	100.9	100.7	98.2	96.3
Seoul Metropolitan Area	99.8	99.7	101.0	101.4	101.3	99.7	98.5
Nation	100.5	100.2	100.7	100.7	100.7	99.5	98.7

Source : Korean Statistical Information Service (kosis.kr)

3. Age Structure

A steady increase in the elderly population and a steady decrease in the youth population

The young population aged 14 or under declined sharply over the last 30 years, from 31.3% in 1980 to 13.9% in 2010. On the other hand, the elderly population aged 65 or over increased noticeably from 2.5% in 1980 to 9.3% in 2010. During the same period, the young population of the Seoul Metropolitan Area and the nation decreased from 31.8% to 16.2% and from 34.0% to 16.1%, respectively, while the elderly population increased from 2.9% to 9.0% and from 3.8% to 11.0%, respectively. Compared to the nationwide elderly population size of 11.0%, the elderly population size of 9.3% for Seoul is relatively low. The working age group aged from 15 to 64 in Seoul is comparatively larger in size than the Seoul Metropolitan Area.

Table 2-2 Changes in the size of the age groups in Seoul and the Seoul Metropolitan Area (1980-2010)

Unit: %

		1980	1985	1990	1995	2000	2005	2010
Seoul	14 and under	31.3	28.5	24.7	21.6	18.6	16.7	13.9
	15 to 64	66.2	68.7	71.8	74.2	76.1	76.2	76.7
	65 and over	2.5	2.9	3.5	4.2	5.3	7.1	9.3
Seoul Metropolitan Area	14 and under	31.8	29.1	25.6	23.8	21.5	19.3	16.2
	15 to 64	65.4	67.7	70.5	71.8	73.0	73.6	74.9
	65 and over	2.9	3.2	3.9	4.5	5.5	7.1	9.0

Source : Korean Statistical Information Service (kosis.kr)

4. Educational Level

The most substantial increase found in the size of university (4-year program) graduates

The educational level has generally improved over time. Education is one of the most important contributing factors in the formation of human resources. To the extent that the quality of population is determined by the education they receive, the quality of Seoulites is higher than that of other residents. In 1990, for instance, only 18% of the population in

Seoul completed a 4-year college program or higher. By 2010, however, the size almost doubled, registering 34%. In the Seoul Metropolitan Area, 14.5% of the population completed a 4-year college program or higher in 1990, and 28% in 2010. As we can see, Seoul, compared to the nearby areas, retains more educated population.

Table 2-3 Population of Seoul and the Seoul Metropolitan Area by educational level (1990, 2000, 2010)

Unit: person, (%)

	Seoul			Seoul Metropolitan Area		
	1990	2000	2010	1990	2000	2010
Elementary school	1,902,900	1,347,456	1,105,890	3,632,620	3,287,451	2,991,738
	(19.7)	(14.7)	(12.1)	(21.7)	(16.9)	(13.5)
Middle school	1,680,344	1,139,201	950,644	2,994,985	2,500,697	2,415,164
	(17.4)	(12.5)	(10.4)	(17.9)	(12.9)	(10.9)
High school	3,663,770	3,216,442	2,677,977	6,359,693	7,177,983	7,113,982
	(37.9)	(35.2)	(29.2)	(38.0)	(36.9)	(32.2)
Junior college (Under 4 years)	299,815	949,204	1,092,359	499,155	1,884,353	2,724,266
	(3.1)	(10.4)	(11.9)	(3.0)	(9.7)	(12.3)
College/University (Over 4 years)	1,737,205	2,179,344	3,116,526	2,430,524	3,794,012	6,254,965
	(18.0)	(23.8)	(34.0)	(14.5)	(19.5)	(28.3)
No education	379,994	309,247	216,985	809,620	798,731	625,959
	(3.9)	(3.4)	(2.4)	4.8	(4.1)	(2.8)
Total	9,664,028	9,140,894	9,160,381	16,726,597	19,443,227	22,126,074
	(100)	(100)	(100)	(100)	(100)	(100)

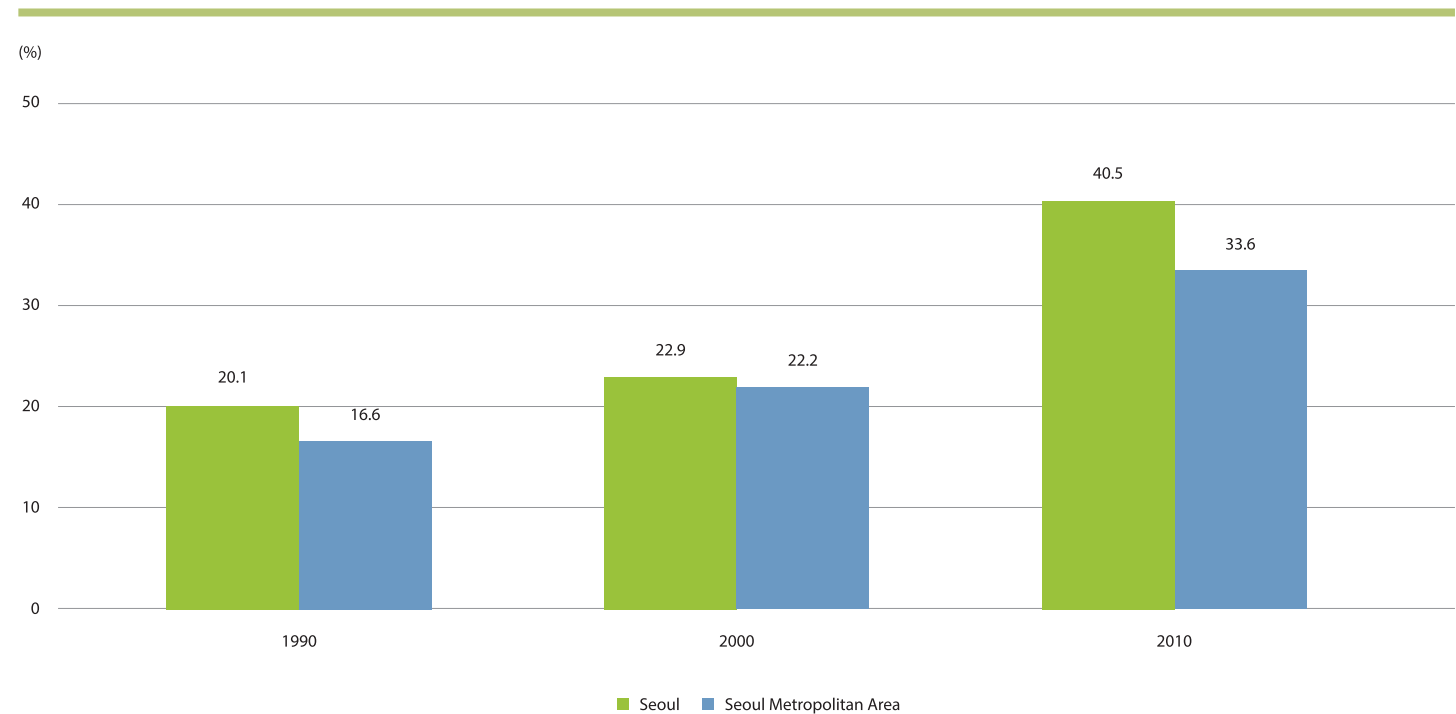
Source : Korean Statistical Information Service (kosis.kr)

Note : Statistics on Korean nationals over the age of 6 and excludes "unidentified persons"

40.5% of the population aged 20-49 completed at least a 4-year college program

Of those aged between 20 and 49, who tend to be strongly associated with marriage, childbirth, and child education, 40% completed a 4-year college program or higher in Seoul. In 2005, only 22.9% of this age group were university graduates; but the figure rose to 40.5% in 2010. Compared to 33.6% for the Seoul Metropolitan Area and 29.6% for the entire nation, Seoul retains more educated population than other regions.

Fig. 2-3 Percentage of university graduates among the population aged 20~49 years in Seoul and the Seoul Metropolitan Area



Source : Raw data on 2% sample in the Population and Housing Census in 1990 and 2000, raw data on 1% sample in the Population and Housing Census in 2010

5. Productive and Dependent Population

5.1. Productive and Dependent Population*, 1980-2010

The productive population of Seoul reached its peak in 2010

The productive population, or the working-age population aged 15-64, of Seoul in 1980 was 5.64 million, accounting for 66% of the city's total population. The same working-age group accounted for 65% and 62% of the population in the Seoul Metropolitan Area and the entire nation, respectively. In 2010,

the working-age population in Seoul reached 7.70 million, accounting for 76.7% of the city's population. For the same year, the figure reached 74.9% and 72.8% for the Seoul Metropolitan Area and the entire nation, respectively. As for the dependent population, the young population declined while the elderly population increased as a result of low birth rates and an aging population.

* Productive population is defined as the population aged between 15 and 64. Dependent population is divided into the youth and elderly population, the former being aged between 0 and 14 and the latter being aged 65 or higher.

Table 2-4 Changes in the productive and dependent population in Seoul and the Seoul Metropolitan Area (1980-2010)

Unit: person, (%)

	Seoul				Seoul Metropolitan Area			
	Productive population		Dependent population		Productive population		Dependent population	
1980	5,638,269	(66.2)	2,878,181	(33.8)	8,853,779	(65.4)	4,690,225	(34.6)
1985	6,678,573	(68.7)	3,046,874	(31.4)	10,804,804	(67.7)	5,158,368	(32.3)
1990	7,516,847	(71.8)	2,956,405	(28.2)	12,931,464	(70.5)	5,410,681	(29.5)
1995	7,678,526	(74.2)	2,663,698	(25.8)	14,646,132	(71.7)	5,767,725	(28.3)
2000	7,670,195	(76.1)	2,408,239	(23.9)	15,882,666	(73.0)	5,864,675	(27.0)
2005	7,631,239	(76.2)	2,380,085	(23.8)	17,077,530	(73.6)	6,124,605	(26.4)
2010	7,709,438	(76.7)	2,341,070	(23.2)	18,230,448	(74.9)	6,109,046	(25.1)

Source : Korean Statistical Information Service (kosis.kr)

5.2. Productive and Dependent Population Projections, 2010-2040

The productive population will decrease while the dependent population will increase in Seoul from 2010 to 2040

The productive population in Seoul reached 76% of the city's total population in 2000, and was anticipated to plateau out for the next 15 years. However, after its peak in 2010 and 2011, a downturn has begun already. Seoul has been aging rapidly, with a decline of the productive population and an increase of the dependent population in both size and proportion. Seoul is no longer immune to the issue of aging population.

Table 2-5 Changes in the productive and dependent population in Seoul and the Seoul Metropolitan Area (2010-2040)

Unit: person, (%)

	Seoul				Seoul Metropolitan Area			
	Productive population		Dependent population		Productive population		Dependent population	
2010	7,709,438	(76.7)	2,341,070	(23.2)	18,230,448	(74.9)	6,109,046	(25.1)
2015	7,615,453	(76.0)	2,410,303	(24.1)	18,913,688	(75.0)	6,314,160	(25.0)
2020	7,464,991	(73.7)	2,670,035	(26.3)	18,966,491	(73.1)	6,990,764	(26.9)
2025	7,114,190	(69.6)	3,100,232	(30.4)	18,321,451	(69.2)	8,143,459	(30.8)
2030	6,709,144	(65.8)	3,493,099	(34.2)	17,421,577	(65.3)	9,269,605	(34.7)
2035	6,315,203	(62.5)	3,786,625	(37.4)	16,491,296	(62.0)	10,128,979	(38.0)
2040	5,921,604	(59.7)	4,002,769	(40.4)	15,513,557	(59.1)	10,745,424	(40.9)

Source : Korean Statistical Information Service (kosis.kr)

5.3. Dependency Ratio, 1980-2040

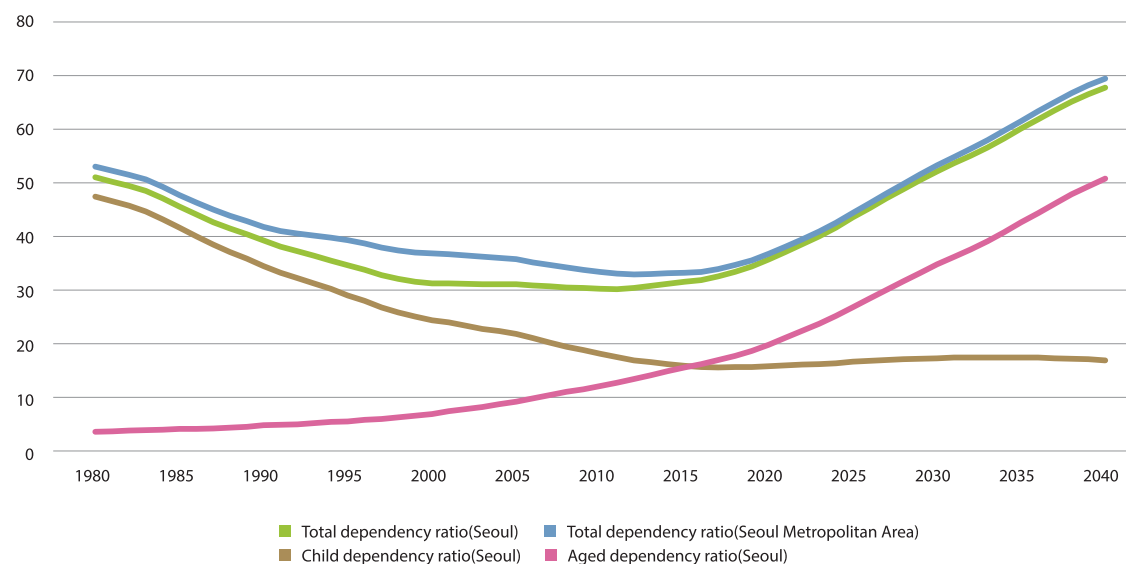
The total dependency ratio in Seoul was 30.4 in 2010

An aging population, when coupled with low birth rates, adds more pressure and burdens to society, especially to the productive population. The total dependency ratio is a common measure of such pressure, a ratio of those typically not in the labor force to those typically in the labor force. The total dependency ratio of Seoul in 1980 was 51.0, and the ratio decreased significantly to 30.4 in 2010. To decompose the total ratio into the child dependency ratio and the aged dependency ratio, respectively, the former was 18.2 whereas the latter was 12.2. This means that there is currently more burden to support the young population than to support the aged population in Seoul.

The Burden of supporting the elderly population will soon exceed that of supporting the young population

By 2015 and 2016, however, the burden of supporting the elderly population will exceed that of supporting the young population as a result of the continuously decreasing young population and the increasing elderly population. According to the estimates, the child dependency ratio and the aged dependency ratio will be 16.0 and 15.6, respectively, in 2015, and 15.8 and 16.2, respectively, in 2016.

Fig. 2-4 Changes in the dependency ratio in Seoul and the Seoul Metropolitan Area (1980-2040)



Source : Korean Statistical Information Service (kosis.kr)

6. Changes in the Married Population

6.1. Changes in the Married Population

No significant changes in the marital status of Seoulites in the past 30 years

Because young people today tend to postpone marriages to later ages and the number of single person household is on the rise, it is likely to speculate that there must have been significant changes in the marital status of Seoulites. However, measured by the relative size, not by the absolute numbers, there have not been any considerable changes mainly due to the continued low birth rates. That is, while the lower birth rates have reduced the absolute number of young population who can get married, the relative percentage of married population within has not changed.

The biggest change in the past 30 years is the increased divorce rate

Although the ratio of the unmarried to the married population has not changed significantly over the last 30 years, the percentage of the divorced population has increased from 0.6% in 1980 to 4.1% in 2010. An increased divorce rate may indicate an increased remarriage rate; however, this is not clearly captured by the official statistics reports as the remarried population is lumped together with the married population as a whole. Although a number of people have gone from divorce to remarriage, the divorced population is still on the rise and characterizes the marital status of Seoulite.

Table 2-6 Changes in the population of Seoul by marital status

Unit: person, (%)

	1980	1985	1990	1995	2000	2005	2010
Total	5,748,352 (100)	6,906,420 (100)	7,977,882 (100)	8,051,161 (100)	8,035,723 (100)	8,143,250 (100)	8,276,179 (100)
Unmarried (Single)	2,169,121 (37.7)	2,527,497 (36.6)	2,838,759 (35.6)	2,818,650 (35.0)	2,810,217 (35.0)	2,882,222 (35.4)	2,952,687 (35.7)
Married	3,201,764 (55.7)	3,945,479 (57.1)	4,617,764 (57.9)	4,665,689 (58.0)	4,593,286 (57.2)	4,526,590 (55.6)	4,492,568 (54.3)
Widowed	341,838 (5.9)	382,404 (5.5)	446,406 (5.6)	466,542 (5.8)	456,965 (5.7)	481,211 (5.9)	495,075 (6.0)
Divorced	35,451 (0.6)	48,483 (0.7)	74,640 (0.9)	97,933 (1.2)	175,148 (2.2)	253,227 (3.1)	335,849 (4.1)

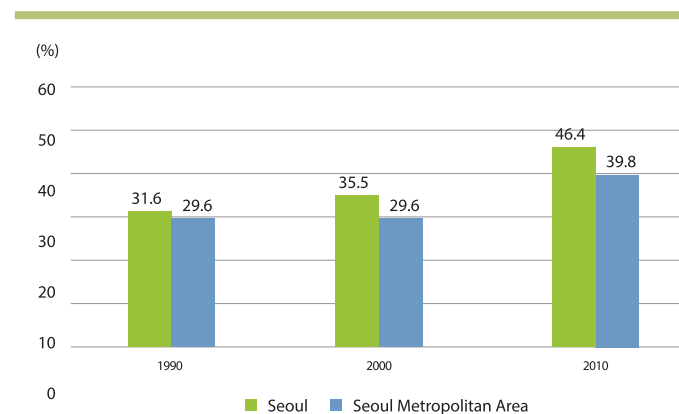
Source: Korean Statistical Information Service (kosis.kr)

6.2. Changes in the Unmarried Population of Reproductive Age between 20 and 49

The unmarried population of reproductive age in Seoul rose from 35.5% in 2000 to 46.45% in 2010

The unmarried population of reproductive age between 20 and 49 was 31.6% of the total population of Seoul in 1990, which rose dramatically to 35.5% and 46.4% in 2000 and 2010, respectively. In the Seoul Metropolitan Area, the figure was 29.6% in both 1990 and 2000, and 39.8% in 2010. Nearly half of the population of reproductive age in Seoul is unmarried.

Fig. 2-5 Unmarried population between the ages 20 and 49 in Seoul and the Seoul Metropolitan Area



Source: Korean Statistical Information Service (kosis.kr)

7. Foreigner

7.1. Changes in the Foreigner Population

The number of foreigners in Seoul continued to rise until 2011 and started to fall in 2012

Over the past 20 years, the foreigner population has expanded across Seoul, the Seoul Metropolitan Area, and the entire nation. From 2002 to 2011, the rates of increase were higher in Seoul and the Seoul Metropolitan Area than in the nation, and the rate of increase in Seoul surpassed that of the Seoul Metropolitan Area in 2005. The number of foreigners in Seoul was 279,220 in 2011 and decreased to 247,108 in 2012.

260,000 registered foreigners in Seoul account for 2.49% of the registered population of the city

According to the registry of sojourning foreigners, the number of foreigners in Seoul in 2010 was 262,902, which was 2.49% of the city's total registered population including both Koreans and foreigners. This is a 5.8-fold increase from the registered foreigner population of 45,072 in 1995. The foreigner population was larger in the Seoul Metropolitan Area than Seoul between 2000 and 2005; but the foreigner population in Seoul doubled by 2012, which accounted for 2.49% of the city's total population. This is slightly higher than 2.35% of the Seoul Metropolitan Area.

Table 2-7 Number of foreigners in Seoul and the Seoul Metropolitan Area based on the registered sojourning foreigners (1992-2012)

Unit: person

	Seoul			Seoul Metropolitan Area		
	Total	Male	Female	Total	Male	Female
1992	34,632	19,095	15,537	45,917	25,296	20,621
1993	35,965	18,793	17,172	52,311	28,742	23,569
1994	39,246	20,727	18,519	63,185	36,154	27,031
1995	45,072	23,745	21,327	76,175	43,721	32,454
1996	51,776	27,208	24,568	99,449	59,873	39,576
1997	52,923	27,736	25,187	112,338	69,299	43,039
1998	50,990	26,731	24,259	103,880	62,718	41,162
1999	57,189	29,521	27,668	120,320	72,416	47,904
2000	61,920	31,581	30,339	139,142	83,917	55,225
2001	67,908	34,045	33,863	152,407	89,180	63,227
2002	73,228	35,869	37,359	163,915	91,152	72,763
2003	102,882	48,786	54,096	288,753	169,379	119,374
2004	114,685	54,066	60,619	312,505	182,030	130,475
2005	129,660	61,246	68,414	317,285	182,307	134,978
2006	175,036	83,374	91,662	415,297	237,258	178,039
2007	229,072	111,467	117,605	508,566	285,717	222,849
2008	255,207	122,923	132,284	560,555	307,149	253,406
2009	255,749	122,090	133,659	570,409	310,068	260,341
2010	262,902	125,483	137,419	598,156	326,451	271,705
2011	279,220	134,655	144,565	631,884	343,201	288,683
2012	247,108	118,329	128,779	582,664	315,448	267,216

Source: Korean Statistical Information Service (kosis.kr)

III. Household Structure

1. Changes in the Household Structure

1.1. Changes in the Number of Households

The number of households in Seoul has nearly doubled from 1.8 million in 1980 to 3.5 million in 2010

The number of households in Seoul has increased continually from 1.8 million in 1980 to 3.5 million in 2010, which accounted for 20% of the total households in the nation. The number of households in the Seoul Metropolitan Area

was 8 million in 2010, which accounted for 48% of the total households in the nation. From 1980 to 2010, the number of households in Seoul, the Seoul Metropolitan Area, and the entire nation increased 1.9 fold, 2.8 fold and 2.2 fold, respectively.

Table 3-1 Changes in the number of households in Seoul and the Seoul Metropolitan Area (1980-2010)

Unit: households, (%)

	1980	1985	1990	1995	2000	2005	2010
Seoul	1,836,903 (23.1)	2,324,219 (24.3)	2,814,845 (24.8)	2,965,794 (22.9)	3,085,936 (21.6)	3,309,890 (20.8)	3,504,297 (20.2)
Seoul Metropolitan Area	2,919,711 (36.6)	3,827,935 (40.0)	4,919,405 (43.3)	5,792,619 (44.7)	6,502,119 (45.4)	7,462,090 (47.0)	8,254,281 (47.6)
Nation	7,969,201 (100)	9,571,361 (100)	11,354,540 (100)	12,958,181 (100)	14,311,807 (100)	15,887,128 (100)	17,339,422 (100)

Source : Korean Statistical Information Service (kosis.kr)

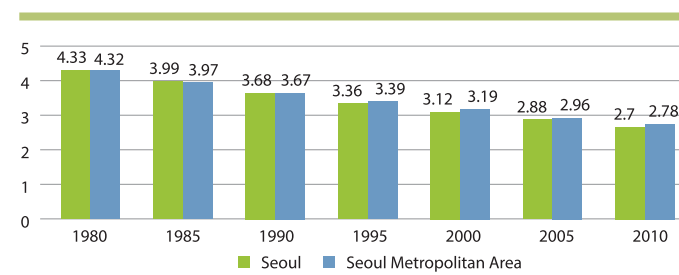
1.2. Changes in the Household Type

The average household size was 2.7 people in Seoul and 2.8 in the Seoul Metropolitan Area in 2010

The average household size in Seoul in 2010 was 2.7 people, which was a considerable decrease from 4.33 in 1980. The average household size decreased at a similar rate in the Seoul Metropolitan Area and the nation as well. Over the last 30 years, the average household size decreased from 4.32 to 2.78 people in the Seoul Metropolitan Area and from 4.45 to 2.69 people in the nation.

Fig. 3-1 Average household size in Seoul and the Seoul Metropolitan Area

Unit: person



Source: Korean Statistical Information Service (kosis.kr)

2. Household Income

2.1. Average Household Income

The average monthly household income in Seoul is 3.27 million KRW

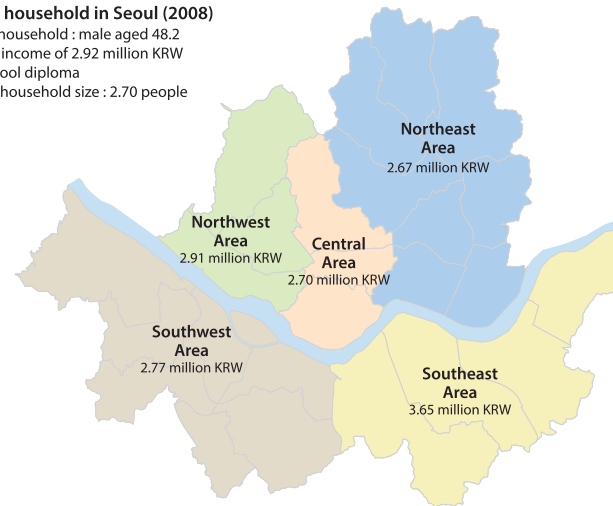
According to the 2011 Seoul survey data, the head of the average household was a male aged 48.3 with a degree from a junior college (vocational college) and earned a monthly income of

3.27 million KRW. In 2008, the head of the average household was a male aged 48.2 with a high school diploma and earned a monthly income of 2.92 million KRW.

Fig. 3-2 Average household

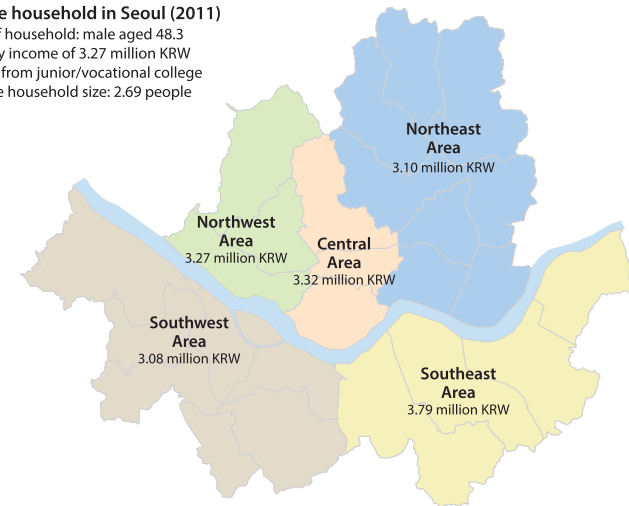
Average household in Seoul (2008)

- Head of household : male aged 48.2
- Monthly income of 2.92 million KRW
- High school diploma
- Average household size : 2.70 people



Average household in Seoul (2011)

- Head of household: male aged 48.3
- Monthly income of 3.27 million KRW
- Degree from junior/vocational college
- Average household size: 2.69 people



Source : Seoul Survey 2008, 2011

Table 3-2 Household income quintile

Unit: KRW

	P20	P40	P50	P60	P80
2008	1,500,000	2,300,000	2,800,000	3,000,000	4,000,000
2011	1,800,000	2,900,000	3,000,000	3,500,000	4,700,000

Source : Seoul Survey 2008, 2011

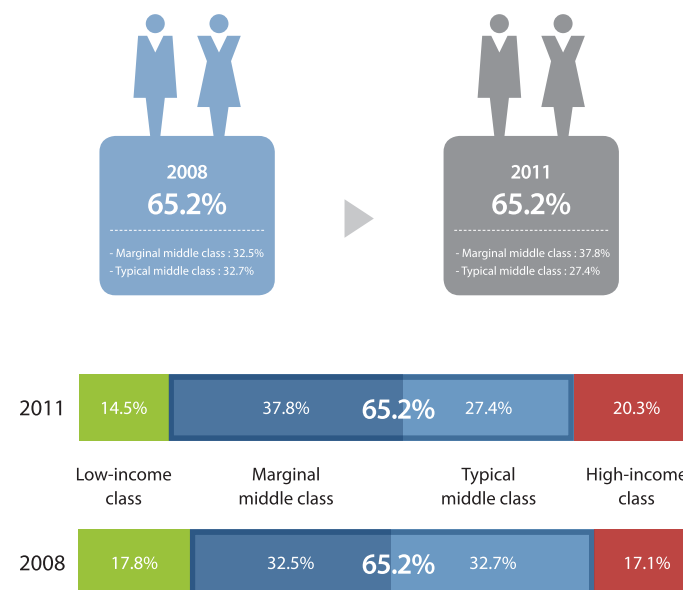
2.2. Middle-Class Income

More than six out of every ten households in Seoul belong to the middle class

In 2011, the middle-class households (50~150% of the median income) in Seoul earned an average monthly household income of 1.50 to 4.50 million KRW and they accounted for 65.2% of the total households in the city. Although the percentage of middle-class households in Seoul in 2011 was the same as that of 2008, there were changes in its composition. In 2011, for instance, nearly four out of every ten households (38%) were considered to be in the marginal middle class, who are at a high risk of falling into the low-income class. This was a 5% point

increase from 2008. The percentage of the typical middle-class households, therefore, has decreased while the percentage of the marginal middle-class households has increased since 2008.

Fig. 3-3 Socioeconomic classes



3. Single-member Households

3.1. Single-member Households in Seoul and the Seoul Metropolitan Area

850,000 single-member households accounting for 23.9% of the population in Seoul in 2010

In 2010, there were a total of 854,606 single-member households in Seoul, accounting for 23.9% of the population. In 1980, the number of single-member households was merely 82,000, which later increased to 156,000 by 1985, 257,000 by 1990, and 382,000 by 1995, respectively. This particular population continued to grow at a rapid rate, registering 502,000 in 2000, 675,000 in 2005, and finally 850,000 in 2010. Compared to 1980, the number of single-member households in Seoul increased 10-fold in 30 years.

Similar single-member households trend observed in the Seoul Metropolitan Area and the nation

The number of single-member households in the Seoul Metropolitan Area was 380,000 in 1980. This figure increased to 260,000 by 1985 and 427,000 by 1990. It rose dramatically to 680,000 by 1995, 940,000 by 2000, 1.38 million by 2005, and 1.82 million by 2010. The number of single-member households in the Seoul Metropolitan Area increased 13-fold between 1980 and 2010.

Table 3-3 Number and percentage of single-member households in Seoul and the Seoul Metropolitan Area (1980-2010)

Unit: person, (%)

	1980	1985	1990	1995	2000	2005	2010
Seoul	82,477	156,207	257,382	382,024	502,245	675,739	854,606
	(4.8)	(6.9)	(9.0)	(12.7)	(15.5)	(20.0)	(23.9)
Seoul Metropolitan Area	137,839	260,191	427,401	679,370	936,927	1,380,245	1,822,848
	(4.5)	(6.7)	(9.1)	(12.9)	(16.3)	(20.4)	(24.4)

Source : Korean Statistical Information Service (kosis.kr)

3.2. Age Characteristic of Single-member Households

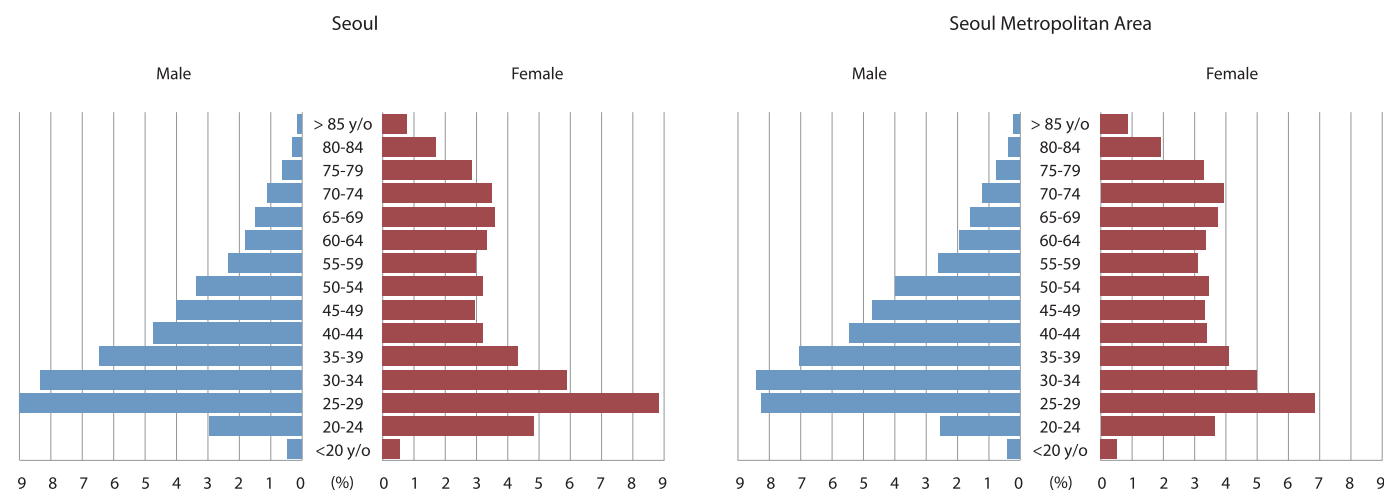
Members of single-member households in Seoul are primarily between the ages of 25 and 34

The number of single-male households in Seoul was the highest between the ages of 25 and 29, but it decreased with age. The number of single-female households in Seoul was the highest between the ages of 25 and 29, but it decreased with age, as was the case for males. The number of single-member households increased among those beyond the middle age and there was a high number of such households among the elderly population.

Single-male households in the Capital Area are primarily between the ages of 30 and 40

The number of single-female households in the Seoul Metropolitan Area was the highest between the ages of 25 and 29; but it was still lower than Seoul. The number of single-female households decreased with age before increasing again among the elderly population. On the other hand, the number of single-male households was more concentrated in the age group of 30-34 than that of 25-29, and decreased with age.

Fig. 3-4 Age and gender structures of single-member households in Seoul and the Seoul Metropolitan Area, 2010



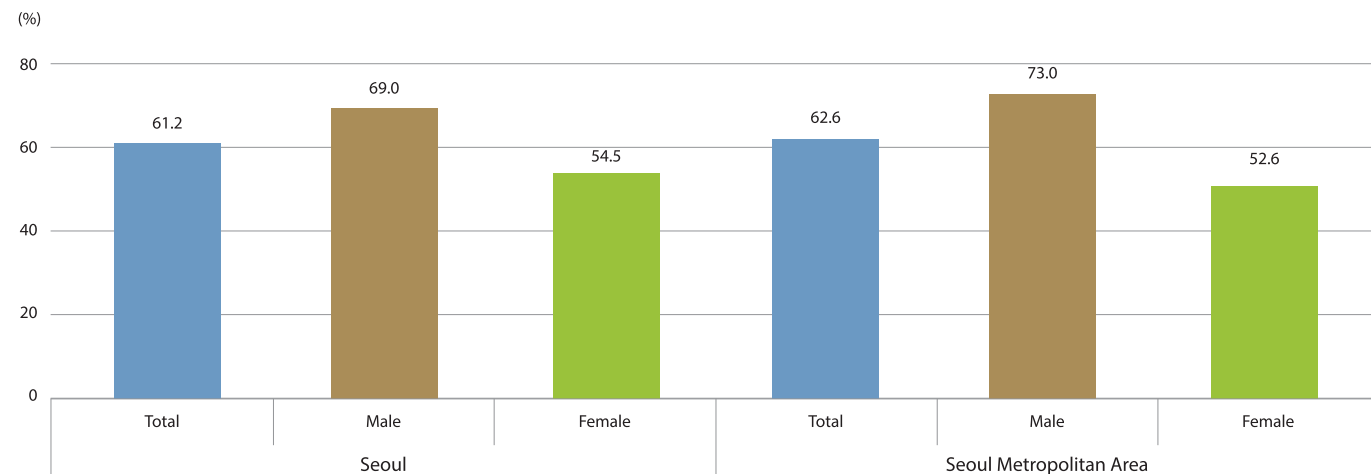
Source: Korean Statistical Information Service (kosis.kr)

3.3. The Economic Activities of Single-Member Households in Seoul

61% of the single-member households in Seoul are participating in economic activities

As of 2010, 61.2% of the single-member households in Seoul were involved in economic activities, while 62.6% was involved in the Seoul Metropolitan Area. The economic participation rate among the single-member households across the entire nation is 56.2%. Gender-wise, while 69% of the single-male households were involved in economic activities, only 54.5% of the single-female households were involved. These percentages were found to be 73.0% and 52.6% in the Seoul Metropolitan Area, respectively. Given that the economic participation rate among single-female households barely exceeded the majority, it is speculated that more single-female households than their male counterparts would experience economic hardships.

Fig. 3-5 Economic participation rate of the single-member households in Seoul and the Seoul Metropolitan Area, 2010



Source : Korean Statistical Information Service (kosis.kr)

4. Elderly Households

4.1. Changes in the Elderly Households

20.2% of Seoulites are elderly households

An elderly household is a household with a member aged 65 or over. As of 2010, there were a total of 709,585 elderly households in Seoul, which accounted for 20.2% of the total population. In 2000 and 2005, they accounted for 14.2% and 16.9% of the total population, respectively. Seoul has observed an increase in the elderly households by more than 3 percentage point every 5 years. A similar pattern has been noted in the Seoul Metropolitan Area with a lower percentage of the elderly households than in Seoul. For instance, the percentage of elderly households in the Seoul Metropolitan Area was 14.8% in 2000, 17.1% in 2005 and 19.8% in 2010, respectively.

Table 3-4 Number and percentage of the elderly households in Seoul and the Seoul Metropolitan Area (2000-2010)

Unit: person, (%)

	2000	2005	2010
Seoul	438,578	559,256	709,585
	(14.2)	(16.9)	(20.2)
Seoul Metropolitan Area	964,512	1,279,389	1,632,075
	(14.8)	(17.1)	(19.8)

Source: Korean Statistical Information Service (kosis.kr)

**One-generation and single-member elderly households
account for 43.3% of the total elderly households in Seoul**

In 2010, there were 168,455 one-generation elderly households, which was 23.7% of the total elderly households. Similarly, there were 138,825 single-member elderly households, which accounted for 19.6% of the total elderly households. The number of one-generation and single-member elderly households made up of senior members only was 307,280, which was about 43.3% of the total elderly households. In the case of the Seoul Metropolitan Area, both types of households accounted for 24%, while the two and three generation households accounted for 30.0% and 25.2%, respectively. Over 85% of the single-member elderly households were made up of a female member, and the average age of the single-member households in Seoul was 73.

Table 3-5 Number and percentage of elderly households in Seoul and the Seoul Metropolitan Area by type, 2010

Unit: person, (%)

	Total	Single-member elderly households	One-generation elderly households	Two-generation elderly households	Three-generation elderly households	Four or more generation elderly households	Non-kin households
Seoul	709,585	138,825	168,455	231,465	164,926	2,058	3,856
	(100)	(19.6)	(23.7)	(32.6)	(23.2)	(0.3)	(0.5)
Seoul Metropolitan Area	1,632,075	324,712	391,433	490,124	411,807	5,725	8,274
	(100)	(19.9)	(24.0)	(30.0)	(25.2)	(0.4)	(0.5)

Source: Korean Statistical Information Service (kosis.kr)

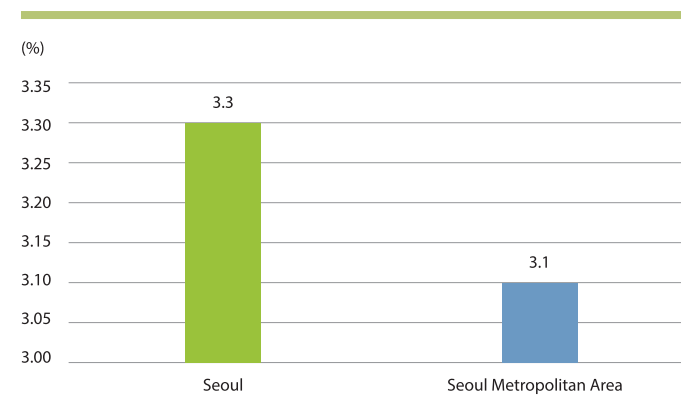
5. Multi-cultural Households

5.1. Distribution of Multi-cultural Households

3.3% of the households in Seoul are multi-cultural

A multi-cultural household is a household with a member who is a foreigner or a naturalized Korean citizen. According to the 2010 Population and Housing Census, there were 115,043 multi-cultural households in Seoul, which accounted for 3.3% of the city's total households. For the same year, the figure was 3.1% and 2.2% for the Seoul Metropolitan Area and the entire nation, respectively.

Fig. 3-6 Percentage of multicultural households in Seoul and the Seoul Metropolitan Area, 2010



Source : Korean Statistical Information Service (kosis.kr)

5.2. Characteristics of Multi-cultural Households

33.8% are single-member households, 61.8% are kin households with two or more members, and 4.4% are non-kin households in Seoul

Of the multi-cultural households in Seoul, 33.8% were found to be single-member households, while 61.8% were kin households

with two or more members and 4.4% were non-kin households. As for the Seoul Metropolitan Area, single-member households accounted for 32.7%, kin households with two or more members 59.3% and non-kin households 8.0%.

Table 3-6 Number and percentage of multi-cultural households in Seoul and the Seoul Metropolitan Area by type, 2010

Unit: person, (%)

	Total	Single-member households	Kin households with two or more members	Non-kin households
Seoul	115,043 (100)	38,849 (33.8)	71,145 (61.8)	5,049 (4.4)
Seoul Metropolitan Area	252,886 (100)	82,739 (32.7)	149,920 (59.3)	20,227 (8.0)

Source: Korean Statistical Information Service (kosis.kr)