

**GUIDELINES OF SECOND HOMES LOCATION IN SPANISH URBAN POPULATION:
SOCIAL DEMOGRAPHIC AND TERRITORIAL ANALYSIS.**

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One of many interesting demo-geographic processes in Spain become the expansion of the second homes and the consequent transformation of wide zones close to the big cities, coasts, and interior zones which turned to be increasingly attractive. Most second homes are purchased for personal reasons. In some cases owners use their second home as a sort of refuge to temporarily escape their urban environment.

Part of this demand, specially in the Mediterranean coast occurs because the international request attracted by the climate, the differential level in life standards, and the present transport facility. Nonetheless, the internal demand is very important and continues to grow. If in 1991, 12% of the Spanish resident homes possessed a secondary household, in 2001 it was already increasing to 15%. Almost one of each seven homes is immersed in multiple residence strategy.

Diverse studies have demonstrated the interactions between housing characteristics, those related to the habitual residences and the possession of second homes. Generally they have concluded that the main explanatory factors are, on one hand, a dense and compact habitat, and by other hand, the socio-demographics and socioeconomic status of secondary residence users. Nevertheless, the guideline of location of this type of housing and its interaction with homes characteristics seems to be a less treated subject.

This paper addresses the guidelines of second homes location in the great Spanish cities within 2001. In particular, this study explores social demographics and territorial characteristics and its influences in second homes location over seven big cities (Madrid, Barcelona, Valencia, Seville, Zaragoza, Malaga and Bilbao). These homes, as it can be appreciated in table 1, concentrate almost one third (29.5%) of homes with a secondary residence in Spain.

In order to obtain this aim, diverse statistical models are used (for example, the multinomial logistic regression) to determine if certain characteristics as the professional situation, the life cycle of its members, socioeconomic category or geographic origins of its members influence the second homes location as into the same habitual residence municipality, or other province. Census data facilitated by the National Institute for Statistics (INE) will be used, in particular a 5% sample of homes and houses micro data. This information will contain: homes structure, demographical, geographical, socio- economical variables and houses characteristics, as well as the possession, use, type and location of the second homes.

The second homes concept employed by INE and its Census (2001), will be used in this research. This organism understands the concept of second home as: "*...Its use for only part time of the year, in seasonal, periodic or sporadically form, without constituting habitual residence for one or more members.*" (www.ine.es). Therefore, it can happen within recreational homes, cottages, holiday homes, located in further sites of the country or into the same municipality. In this respect, it is important to underline that the purpose of this paper is not to focalize on the household study but on the homes with second residence. Finally, it is important to remark that the Census considers second homes as when some home member uses it during a minimum of 15 days throughout the year.

Second homes analysis and its social demographics characteristics hope to offer interesting conclusions according to the secondary residence functions in Spain. As a first approach, we can observe (table 2) that homes disposal for secondary residences are relatively close to its habitual address, 13.8% of homes disposing a secondary residence are located at the same municipality of its habitual residences, and 38.2% are located in another municipality of the province. The rest (46.3%) is located in another province and 1.7% located overseas. Undoubtedly, the most surprising results are the high percentage of secondary residence inside the same municipality of habitual home residence. This guideline fulfils the same results in greater cities, mainly in Malaga and, in a lesser extent, Valencia and Zaragoza. Several questions appear: Are homes socio-demographics characteristics different according to the secondary residence location? What demographics factors are determinant in each location? The answers may become the primary target of this communication.

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Table 1: Second homes distribution and number. Great Spanish Cities, 2001

Category		All Homes	Homes w/ Second residence	Homes Proportion w/ SR (%)	All Homes (%)	Homes w/ Second residence (%)
City of habitual residence	Madrid	1.078.980	270.940	25,1	4,6	12,7
	Barcelona	593.820	129.300	21,8	4,2	6,1
	Valencia	275.960	78.780	28,5	1,9	3,7
	Sevilla	226.480	43.980	19,4	1,6	2,1
	Zaragoza	226.320	55.340	24,5	1,6	2,6
	Málaga	170.860	16.540	9,7	1,2	0,8
	Bilbao	129.180	33.960	26,3	0,9	1,6
	Total 7 ciudades	2.701.600	628.840	23,3	19,1	29,5
Restos de España	11.478.140	1.501.500	13,1	80,9	70,5	
Total	14.179.740	2.130.340	15,0	100	100	

Source: INE, Census of population and housing (2001)

Table 2: Second homes relative distribution. Location and habitual residence by city. Great Spanish Cities, 2001

Category	Same municipality	Another province of the municipality	Other Province	Abroad	Total
Madrid	3,4	20,5	75,0	1,1	100
Barcelona	3,0	33,8	62,3	1,0	100
Valencia	6,4	58,4	34,9	0,3	100
Sevilla	4,6	22,1	72,9	0,4	100
Zaragoza	6,4	29,4	63,6	0,7	100
Málaga	14,0	69,3	15,2	1,5	100
Bilbao	1,6	23,7	74,7	0,1	100
Resto España	17,9	41,6	38,5	2,0	100
Total	13,8	38,2	46,3	1,7	100

Source: INE, Census of population and housing (2001)