

Dwelling stocks in Mazowieckie Voivodship in 2020

29 October 2021

↑ 101.9

Dynamics of the number of dwellings y/y

2020 was the next year in which the number of dwellings increased. The average dwelling size was over 72 m². The average number of persons per dwelling decreased. Compared to 2019, the number and amount of housing allowances paid decreased.

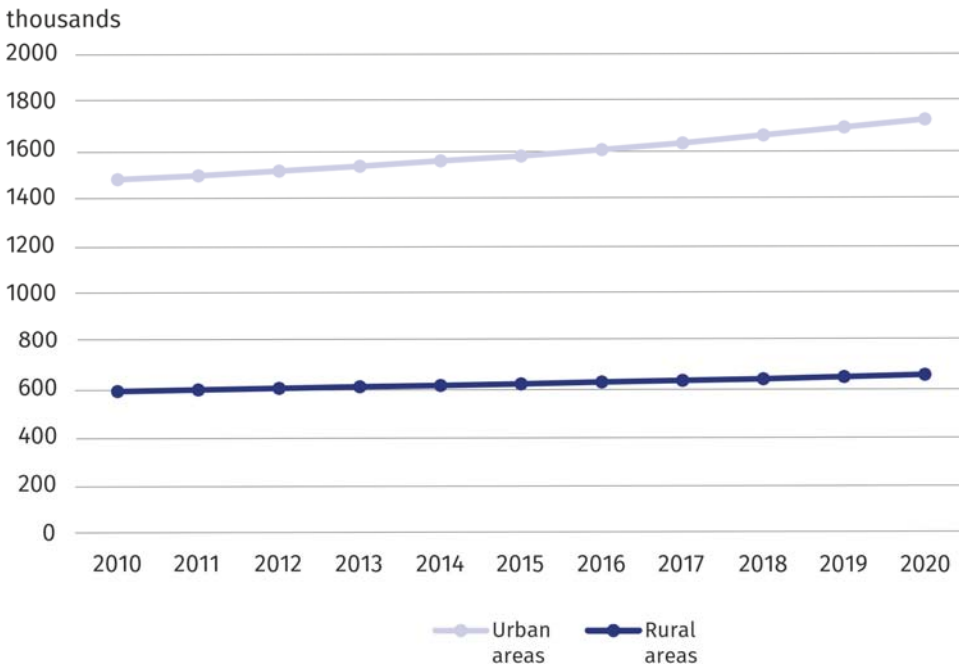
Size of dwelling stocks and their location

As of 31 December 2020, the dwelling stocks of Mazowieckie Voivodship amounted to 2,388.2 thousand dwellings, which accounted for 15.9% of national stocks. The size of dwellings stocks per 1000 population was at the level of 440.2 (392.4 in the country). On an annual basis, it increased by 7.9 points and 6.5 points, respectively. Compared to 2019, there was an increase in the number of dwellings by 43.7 thousand (by 1.9%). The useful floor area of dwellings increased by 3,510.1 thousand m² (by 2.1%). In urban areas, the number of dwellings increased by 34.6 thousand (i.e. 2.0%), representing 79.2% of the increase in the number of dwellings in the Voivodship. The largest increase was recorded in the capital city – 23.4 thousand (53.5% of the increase in the Voivodship and 67.5% of the increase in dwellings in urban areas). Whereas in rural areas the number of dwellings increased by 9.1 thousand (i.e. by 1.4%). The highest growth rate of dwellings, on an annual basis, was recorded in the powiats: wołomiński (by 3.3%), legionowski (by 3.2%), piaseczyński, pruszkowski, warszawski zachodni (by 3.3% each), grodziski, m.st. Warszawa (by 2.2% each). The lowest growth rate was noted in the following powiats: łosicki (by 0.2%), lipski (by 0.3%), przysuski (by 0.4%).

Dwellings in Mazowieckie Voivodship accounted for almost 16% of national dwelling stocks

There were 440 dwellings per 1000 population of the voivodship (392 in the country)

Chart 1. Dwellings stocks by location (as of 31 December)



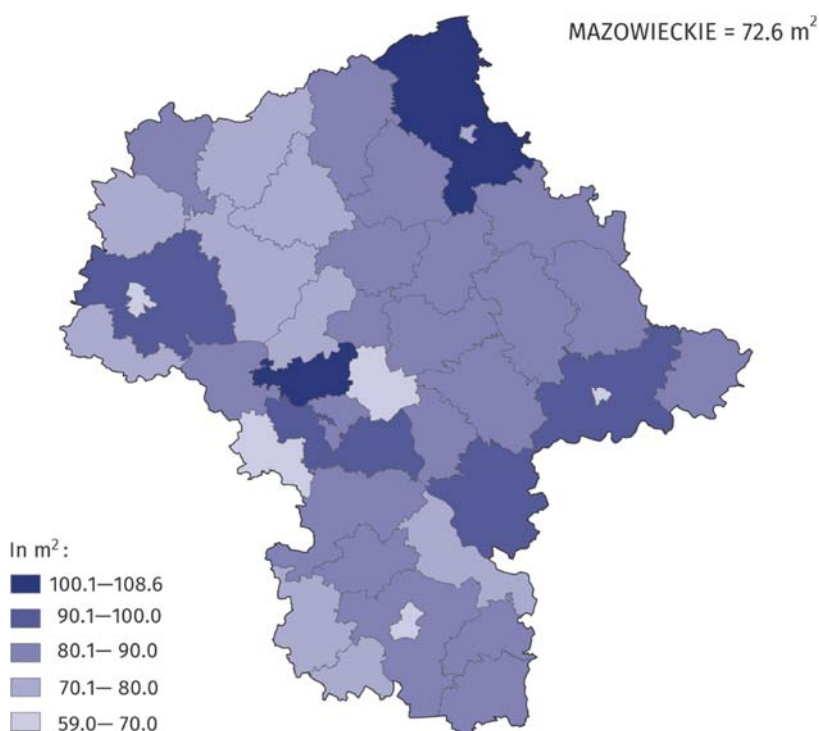
Dwelling conditions

In 2020, in Mazowieckie Voivodship, the average number of rooms in a dwelling was 3.61 (in urban areas 3.37, in rural areas 4.25). The largest number of them was in ostrołęcki powiat (4.61), and the smallest in m.st. Warszawa (3.13).

The average useful floor area of dwellings in Mazowieckie Voivodship amounted to 72.6 m² (in urban areas 63.8 m², in rural areas 95.6 m²), which on average resulted in 32.0 m² per person (in urban areas 31.5 m², in rural areas 32.7 m²). The largest dwelling in terms of average useful floor area was located in warszawski zachodni powiat – 108.6 m², while the smallest in m.st. Warszawa – 59.0 m². The average number of persons per one dwelling compared to the previous year decreased and amounted to 2.27. In urban areas, this ratio reached 2.02, and in rural areas – 2.93. The most populated dwellings were recorded in ostrołęcki powiat, where the average number of persons per dwelling was 3.47. Dwellings in m.st. Warszawa were the least populated – 1.76.

A dwelling in rural areas was on average 31.8 m² larger than in urban areas

Map 1. Average useful floor area of dwellings in 2020 (as of 31 December)

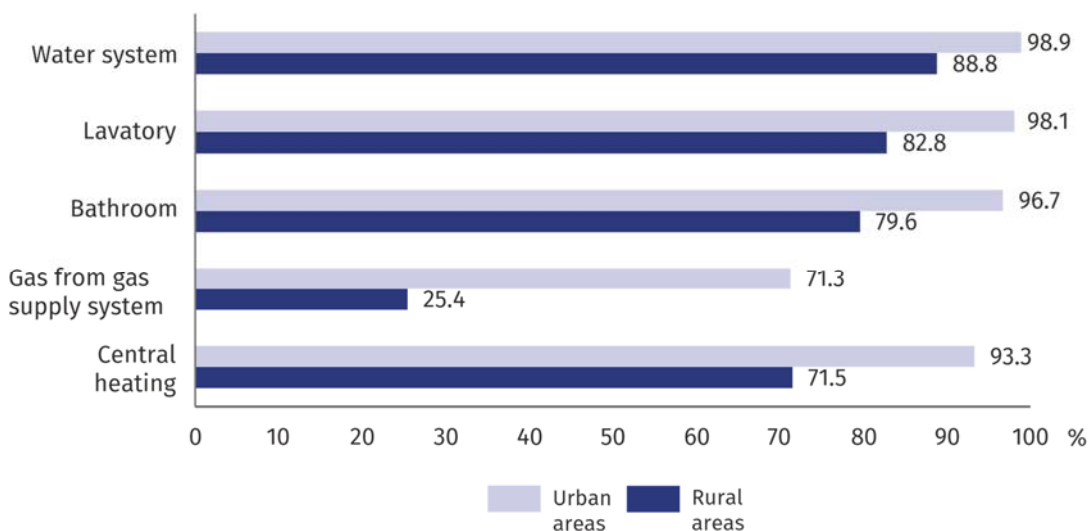


Dwellings fitted with sanitary and technical installations

At the end of 2019, 96.0% of total dwellings in the Voivodship were fitted with water supply system, lavatory – 93.9%; bathroom – 92.0%; central heating – 87.3%; gas from gas supply system – 58.6%. Among powiats, the highest indicators of dwellings fitted with sanitary and technical installations were recorded in m.st. Warszawa (99.7% of total dwellings had water supply system; 99.3% lavatory), in Ostrołęka (98.5% of total dwellings had a lavatory; 96.3% central heating), in pruszkowski powiat (84.4% of dwellings had gas from gas supply system). The smallest percentage of dwellings fitted with water supply system, lavatory, central heating was in lipski powiat (respectively: 80.2%; 72.9%; 60.0%). Whereas in przysuski powiat the least dwellings were fitted with a bathroom (69.8% of total dwellings). The largest number of dwellings connected to the gas supply system was in Ostrołęka (85.3% of the total number of dwellings), and the least in lipski, żuromiński and przysuski powiats (2, 3, 17 dwellings respectively).

96% of dwellings in the voivodship were fitted with water supply system

**Chart 2. Dwellings fitted with technical and sanitary installations in 2020
(as of 31 December)**



Demand for renting premises from the gmina

As of 31 December 2020, the number of residential premises with lease contracts (excluding replacement premises and temporary premises) amounted to 95585 with a total useful area of 3,915.2 m². The average area of a rented premises from the gminas' dwelling stocks was 41.0 m². The number of residential premises with social rental contracts¹ was 10314, and their area was 321.8 thousand m².

In 2020, 12544 households awaited the rental of residential premises from the gmina (excluding spare premises and temporary premises), including 6370 for social premises¹. In comparison with 2019, the number of residential premises awaiting rental decreased by 11.4%.

In the towns of Mazowieckie Voivodship there were 85.1% of all households awaiting the rent of premises from the gmina, and for social premises¹ — 86.9%.

Housing allowances

One of the forms of assistance implemented by the gmina is social assistance related to expenses borne by tenants for a dwelling they occupy. In 2020, 271.1 thousand housing allowances for a total amount of PLN 59,663.4 thousand were paid in Mazowieckie Voivodship, of which in urban areas 95.9% and 96.3%, respectively. The highest amount of allowances was paid to users of municipal (gmina) premises (PLN 26,976.3 thousand) as well as cooperative premises (PLN 15,928.8 thousand), and the lowest to the users of stocks of public building societies (PLN 1,998.7 thousand).

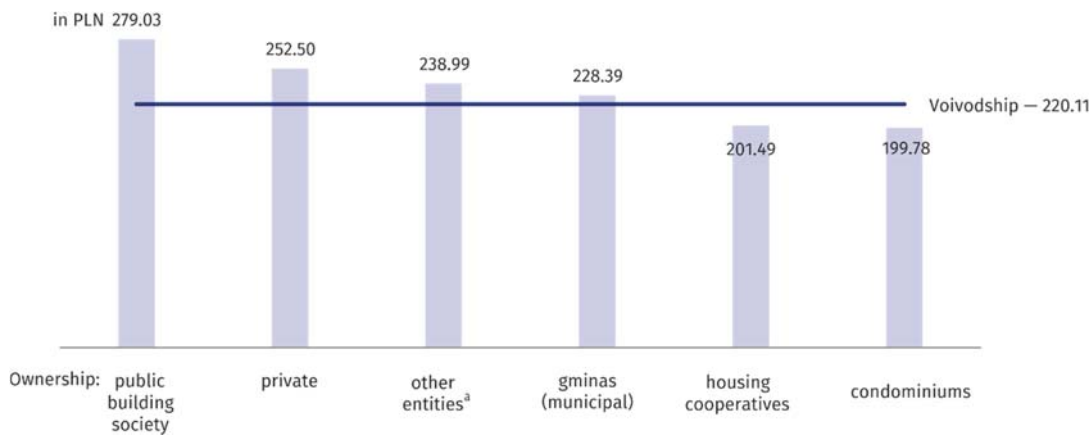
Compared to 2019, both the number and the total amount of allowances paid to dwelling users decreased by 9.2% and 0.7%, respectively. The average amount of housing allowances increased by 9.3%.

Compared to 2019, the number of households waiting for the rental of dwellings from the gmina decreased

The most housing allowances were paid to users of municipal premises

¹ It applies to contracts for social housing and social rental contracts for premises concluded in 2019, both before and after the date of entry into force of Art. 2 of the Act of 22 March 2018 amending the Act on financial support for the creation of social housing, sheltered flats, night shelters and houses for the homeless, the Act on the protection of tenants' rights, municipal housing resources and amendment of the Civil Code and certain other acts.

Chart 3. Average amount of housing allowances by ownership form of dwellings stocks in 2020



^a Dwellings of other entities include the stocks of: developers, trade unions, associations, foundations, political parties, professional and economic self-governments, excluding dwellings owned by these entities in buildings of condominiums.

Land management for housing construction

As of 31 December 2020, the gminas owned 1,276.2 ha of undeveloped land for housing, of which 66.3% of land was for single-family housing. 66.6% of the total area of land intended for housing was located in urban areas. Compared to the previous year, a 1.9% increase in the area of land for housing construction was recorded. In 2020, gminas transferred 53.0 ha of land to investors for housing, including 90.6% for single-family housing. Transfers of land in urban areas constituted 43.6% of their total area.

66% of the land in gmina resources was intended for single-family housing

In the case of quoting data from Statistics Poland, please provide information: "Source of data – Statistics Poland", and in the case of publishing calculations made on data published by Statistics Poland, please provide information: "Own study based on Statistics Poland data".

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Related information

[Housing construction in 2020](#)

[Statistical Yearbook of Mazowieckie Voivodship 2020](#)

[Statistics of gminas and powiats of Mazowieckie Voivodship in 2010 and 2019](#)

Data available in databases

[Local Data Bank housing and municipal economy](#)

[Knowledge Databases Housing and municipal infrastructure](#)

Terms used in official statistics

[Dwelling](#)

[Useful floor area of a dwelling](#)

[Room](#)

[Housing allowance](#)

[Common land](#)

