

Dwelling stocks in Mazowieckie Voivodship in 2022

26 October 2023

↑ 101.6

Indices of the number of dwellings y/y

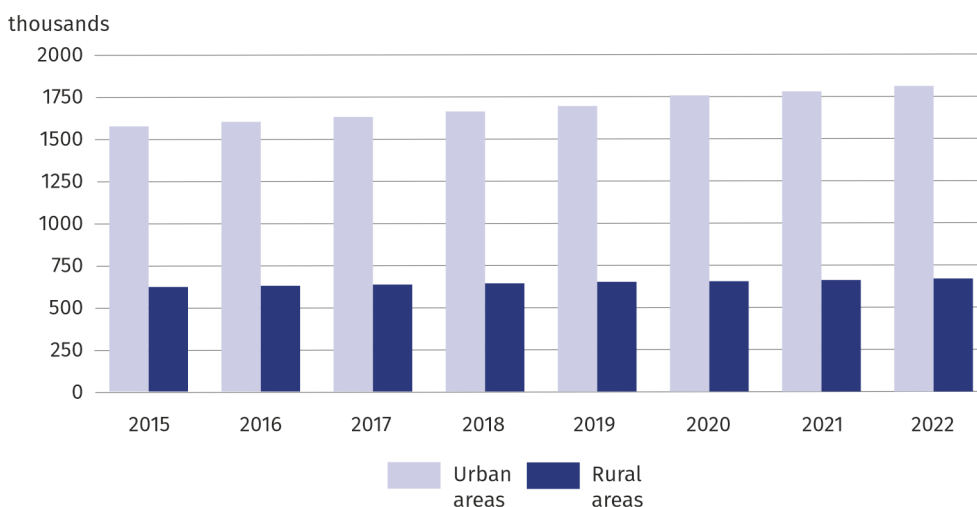
2022 was another year in which the number of dwellings increased. The average dwelling size was nearly 74 m². Compared to 2021, the average number of persons per dwelling decreased. The number and amount of housing allowances paid increased.

Size of dwelling stocks and their location¹

As of 31 December 2022, the dwelling stocks of Mazowieckie Voivodship amounted to 2,483.3 thousand dwellings, which accounted for 15.9% of national stocks. The size of dwellings stocks per 1,000 population was at the level of 450.6 (412.4 in the country). On an annual basis, it increased by 7.3 points and 7.2 points, respectively. Compared to 2021, there was an increase in the number of dwellings by 39.8 thousand (by 1.6%). In urban areas, the number of dwellings increased by 31.2 thousand (i.e. 1.8%), representing 78.6% of the increase in the number of dwellings in the Voivodship. The largest increase was recorded in the capital city – 15.0 thousand (37.8% of the increase in the Voivodship and 48.2% of the increase in dwellings in urban areas). The highest growth rate of dwellings, on an annual basis, was recorded in the powiats: warszawski zachodni (by 3.4%), piaseczyński, pruszkowski (by 3.0% each), grodziski, wołomiński (by 2.8% each), legionowski (by 2.5%) and wyszkowski (by 2.4%). The lowest growth rate was noted in the following powiats: żuromiński (by 0.4%), gostyniński and przysuski (by 0.7% each). The useful floor area of dwellings increased by 183,455.8 thousand m² (by 1.9%) compared to the previous year.

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

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



There were 451 dwellings per 1,000 population of the Voivodship (412 in the country)

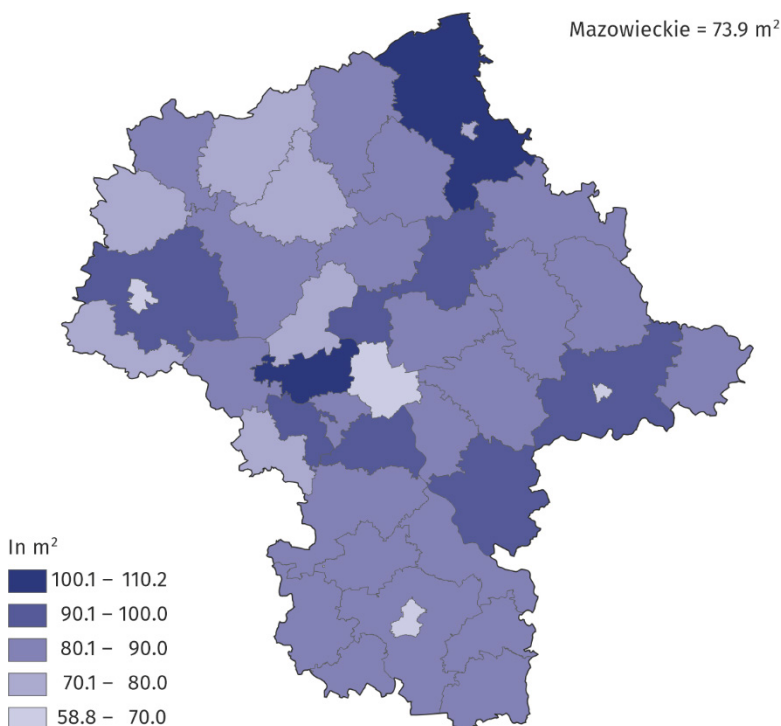
¹ Based on balances prepared on the results of the National Population and Housing Census 2021.

Dwelling conditions²

In 2022, in Mazowieckie Voivodship, the average number of rooms in a dwelling was 3.65 (in urban areas 3.34, in rural areas 4.46). The largest number of them was in ostrołęcki powiat (4.82), and the smallest in m.st. Warszawa (3.07). The average useful floor area of dwellings in Mazowieckie Voivodship increased by 0.2% and compared to the previous year and amounted to 73.9 m² (in urban areas 64.3 m², in rural areas 99.8 m²). Calculated per person, this gave an average of 33.3 m² (in urban areas 32.7 m², in rural areas 34.4 m²). The largest average useful floor area of a dwelling was recorded in warszawski zachodni powiat – 110.2 m², while the smallest in m.st. Warszawa – 58.8 m². The average number of persons per dwelling compared to 2021 decreased and amounted to 2.22. The most populated dwellings were recorded in ostrołęcki powiat, where the average number of persons per dwelling was 3.41. Dwellings in m.st. Warszawa were the least populated – 1.75.

A dwelling in rural areas was on average 35.5 m² larger than in urban areas

Map 1. Average useful floor area of dwellings in 2022 (as of 31 December)



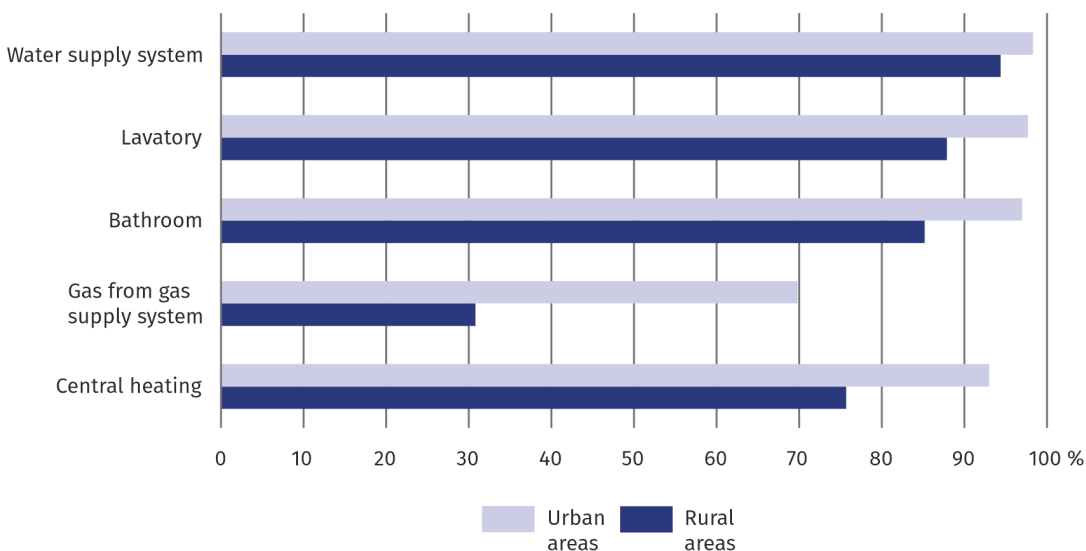
Dwellings fitted with sanitary and technical installations²

In 2022, 97.2% of total dwellings in the Voivodship were connected to the water supply system, 95.0% were fitted with lavatory; bathroom – 93.8%; central heating – 88.3%; gas from gas supply system – 59.3%. Among powiats, the highest indicators of dwellings equipped with sanitary and technical installations were recorded in Ostrołęka (99.8% of total dwellings were connected to the water supply system; 99.5% had lavatory, 99.2% a bathroom), and in m.st. Warszawa (96.4% of total dwellings were fitted with central heating). The smallest percentage of dwellings equipped with water supply was recorded in lipski powiat (90.6% of total dwellings). The smallest number of dwellings fitted with lavatory were in szydłowiecki powiat (81.3% of total dwellings), with a bathroom in przysuski powiat (77.3%), central heating in węgrowski powiat (68.1%). The largest number of dwellings fitted with gas from gas supply system were in warszawski zachodni powiat (83.2% of the total number of dwellings), and the least in the powiats: lipski, żuromiński, przysuski and makowski (0.3%, 0.6%, 0.8%; 0.9%, respectively).

97% of dwellings in the Voivodship were connected to the water supply system

² Based on balances prepared on the results of the National Population and Housing Census 2021.

Chart 2. Dwellings fitted with technical and sanitary installations in 2022 (as of 31 December)

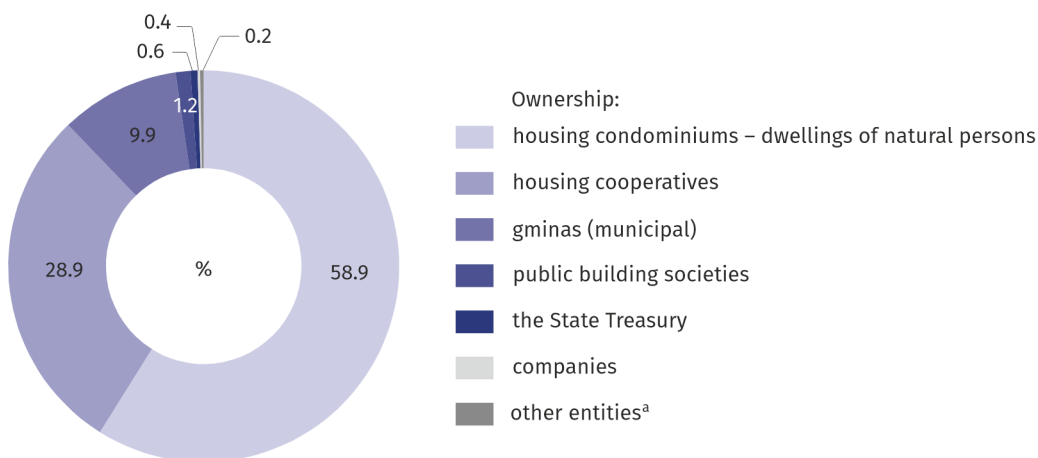


Types of ownership of dwelling stocks³

The purchase of dwellings in multi-dwelling buildings by natural persons resulted in an increase in the housing stock managed by housing condominiums. At the end of 2022, there were 723.7 thousand dwellings owned by natural persons in housing condominium buildings.

Almost 724 thousand dwellings in buildings managed by housing condominiums belonged to natural persons

Chart 3. Structure of dwelling stocks by type of ownership in 2022 (as of 31 December)



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

Dwellings belonging to housing cooperatives ranked second in terms of share in the Voivodship's dwelling stocks (354.8 thousand). Of the 121.4 thousand municipal dwellings, 14.5 thousand were uninhabited, the vast majority of which – 76.2% were located in Warsaw. In Mazowieckie Voivodship there were also dwellings belonging to companies, the State Treasury, public building societies and other entities. These stocks constituted a total of 2.4% of all dwellings in the Voivodship.

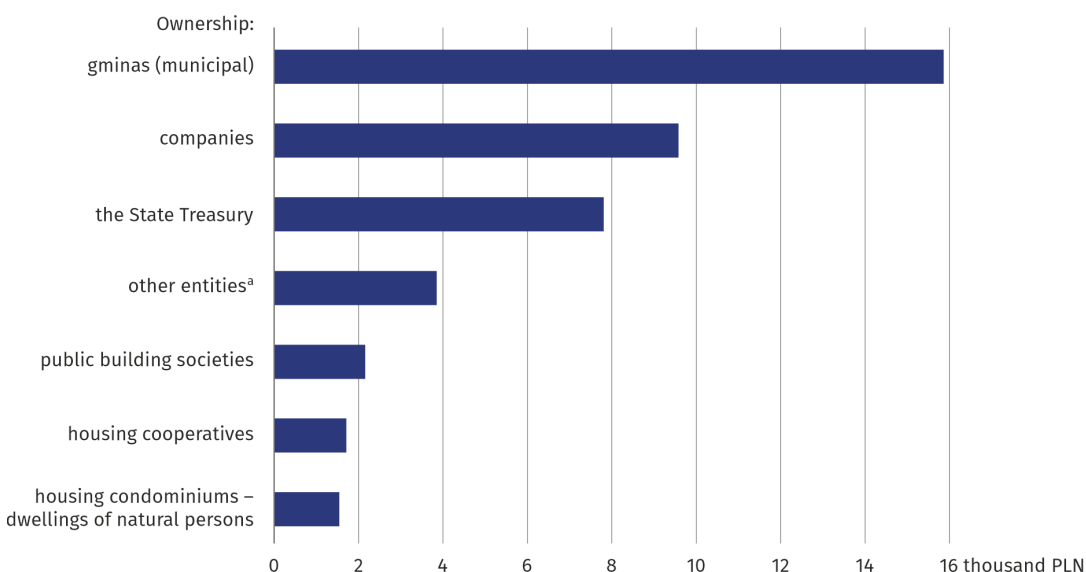
³ Excluding dwellings owned by natural persons who are not members of housing condominiums.

Arrears in dwelling fees⁴

At the end of 2022, there were 388.4 thousand dwellings in the Voivodship whose tenants were in arrears with payments. The total amount of arrears (from the beginning of their occurrence together with interest) amounted to PLN 1,426.6 million. The largest share of dwellings whose tenants were in arrears with payments occurred in municipal stocks – 45.4%. In the stocks of housing cooperatives, this percentage was 29.4%, of public building societies – 28.7%, of natural persons in buildings of housing condominiums – 20.8%, of the State Treasury – 11.0%, of companies – 9.8% , and in the stocks of other entities – 4.5%. The highest share in the total amount of arrears was held by tenants of dwellings owned by gminas - 61.2%.

More than 61% of the amount of arrears in dwelling fees was due to tenants of municipal stocks

Chart 4. Average amount of arrears per dwelling by type of ownership in 2022 (as of 31 December)



^a See note under the chart on page 3.

Eviction actions

In Mazowieckie Voivodship, as of 31 December 2022, there were 3,120 eviction proceedings pending in court (a decrease of 16.8% compared to 2020⁵), of which 2,702 were due to arrears in housing payments (an increase of 1.5%). Of the total number of ongoing eviction proceedings due to arrears in fees, 84.2% concerned tenants in municipal stocks, 5.4% – natural persons in buildings of housing condominiums, 5.3% – housing cooperatives, 2.7% – the State Treasury, 1.2% – public building societies, 1.0% – companies, 0.1% – other entities. Of the 1,422 evictions ordered, 915 were carried out, of which 90.8% were due to arrears in housing payments.

Over 3 thousand eviction proceedings were pending in court

Renovations and modernisation of dwelling stocks

In 2022, in Mazowieckie Voivodship, the number of dwellings in which renovation works were carried out amounted to 86.0 thousand. Among the dwellings in which renovation works were carried out, 7.7% were dwellings with new technical and sanitary installations. 1.0 thou-

⁴ Including separately owned dwellings located in buildings owned by housing cooperatives, in which no housing condominiums have been established and still managed by housing cooperatives.

⁵ Periodic survey carried out every 2 years.

sand dwellings were connected to the water supply network, and to the gas and sewage networks 0.8 thousand each. However, hot water was brought to 3.3 thousand dwellings, central heating was installed in 2.7 thousand dwellings.

1 thousand dwellings were connected to the water supply system

Costs of maintaining of dwelling stocks

In 2022, the costs of maintaining the dwelling stocks⁶ of Mazowieckie Voivodship amounted to PLN 10,447.3 million. Operating costs⁷ accounted for 51.7% of the total costs of maintaining the premises. Expenditure related to the technical maintenance of buildings and premises (maintenance and renovation) accounted for 36.3% of operating costs, and 28.4% – expenditure related to the functioning of administration. The annual costs of services⁸ provided in Mazowieckie Voivodship amounted to PLN 5,049.6 million. The share of costs related to central heating and hot water in the total services provided was the highest and amounted to 55.7%.

Operating costs accounted for nearly 52% of the total costs of maintaining the premises

Among the units administering dwelling stocks in Mazowieckie Voivodship, there were differences in the level of costs of maintaining housing resources. Calculated per 1 m² of useful floor area, these costs ranged from PLN 237.60 in municipal stocks to PLN 68.15 in the stocks of other entities. Operating costs per 1 m² of useful floor area ranged from PLN 170.02 in municipal stocks to PLN 34.08 in the stocks of other entities. The highest costs of services provided per 1 m² of useful floor area occurred in the stocks of housing cooperatives – PLN 74.13, the lowest – of other entities – PLN 34.07.

Tenants' average monthly fees for 1 m² of useful floor area of a dwelling ranged from PLN 5.09 in housing condominiums buildings to PLN 14.50 in buildings of public building societies.

Demand for renting premises from the gmina

As of 31 December 2022, the number of residential premises for which lease agreements were in force from the dwelling stocks of gminas (excluding replacement premises and temporary rooms) was 93.9 thousand with a total useful floor area of 3,810.2 thousand m². Compared to 2021, their number decreased by only 0.1% and the useful floor area by 0.7%. The average area of the rented premises from the gmina's residential stocks was 40.6 m² (a decrease of 0.2 m² compared to the previous year). The number of residential premises for which social rental agreements were valid was 9,960, and their area was 310.8 thousand m².

In 2022, 10,676 households were waiting to rent residential premises from the gmina (excluding replacement premises and temporary rooms), including 5,576 to rent social premises. Compared to 2021, the number of residential premises waiting to be rented decreased by 4.3%.

Urban areas accounted for 84.0% of all households waiting to rent residential premises from the gmina, in the case of social rent it was 86.5%.

Compared to 2021, the number of households waiting to rent residential premises from the gmina decreased

Housing allowances

One of the forms of assistance provided by the gmina is social assistance related to the expenses incurred by tenants for the dwelling they occupy. In 2022, PLN 277.9 thousand housing allowances for a total amount of PLN 76,086.9 thousand was paid in Mazowieckie Voivodship. The highest amount of allowances was paid to users of municipal premises (PLN 34,965.4 thousand) and cooperative premises (PLN 20,216.7 thousand), and the lowest in the stocks of public building societies (PLN 2,455.9 thousand).

Most housing allowances were paid to users of municipal premises

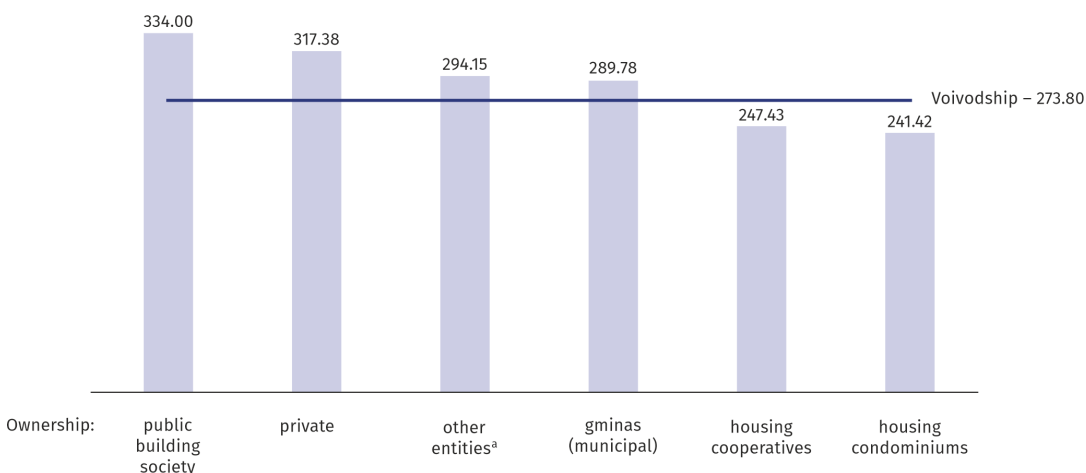
⁶ Operation costs and municipal services provided.

⁷ Among others management and administrative-office costs, maintenance and renovations.

⁸ Among others supply of heat energy, cold water, municipal waste collection, elevator maintenance.

Compared to 2021, both the number and the total amount of allowances paid to users of residential premises increased by 5.9% and 18.4%, respectively. The average amount of housing allowances increased by 11.8%.

Chart 5. Average amount of housing allowances by type of housing ownership in 2022 (in PLN)



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

Land management for housing construction

As of 31 December 2022, gminas owned 1,420.8 ha of undeveloped land intended for housing construction, of which 64.1% of land was for single-family housing. Of the total land area intended for housing construction, 70.1% was located in urban areas. Compared to the previous year, there was an increase in the area of land for residential construction by 11.2%. In 2022, gminas transferred 33.4 hectares of land to investors for the construction of dwellings, including 76.0% for single-family housing. The transferred land in urban areas accounted for 67.4% of their total area.

In the gmina stocks, 64% of land was intended for single-family housing

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Related information

[Housing economy in 2022](#)

[Statistical Yearbook of Mazowieckie Voivodship 2022](#)

[Statistics of gminas and powiats of Mazowieckie Voivodship in 2010 and 2021](#)

[Report on the socio-economic situation of Mazowieckie Voivodship 2023](#)

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](#)

[Arrears in payments for dwellings](#)

[Eviction](#)

[Costs of dwelling stock maintenance](#)

[Housing allowance](#)

Evaluate
the study

