

Housing construction in Mazowieckie Voivodship in 2019

29th June 2019

 **105.1**Dynamics of the number
dwellings completed y/y

In 2019, more dwellings were completed than in the previous year. However, the number of dwellings in which construction has begun decreased, as well as the number of dwellings for which construction permits have been granted or which have been registered with a construction project.

New residential buildings completed¹

In Mazowieckie Voivodship, in 2019, 12997 new residential buildings were completed (i.e. by 17.1% more than a year before). Most of them were completed in rural areas – 8370 (64.4%). With the help of improved traditional technology, 96.9% of new residential buildings were erected. Taking into account the number of storeys, the majority were 2-story (63.8%) and 1-storey buildings (27.9% of new buildings). The average duration of construction of a new residential building amounted to 35,9 months and was 0.9 months longer than in 2018. In urban areas their construction time increased by 0.6 months, while in rural areas it decreased by 5.5 months and 0.2 months.

In 2019, private investors built – 9142 new residential buildings (in 2018 – 8294 buildings). Their share in the total number of new residential buildings completed was 70.3% (in 2018 – 74.7%). In terms of the number of dwellings built by private investors, mainly single-dwelling buildings predominated, which in 2019 accounted for 98.4% of the number of new residential buildings completed by private investors.

By 17.1% more new residential buildings were completed

Private investors completed nearly 70% of the total number of new residential buildings

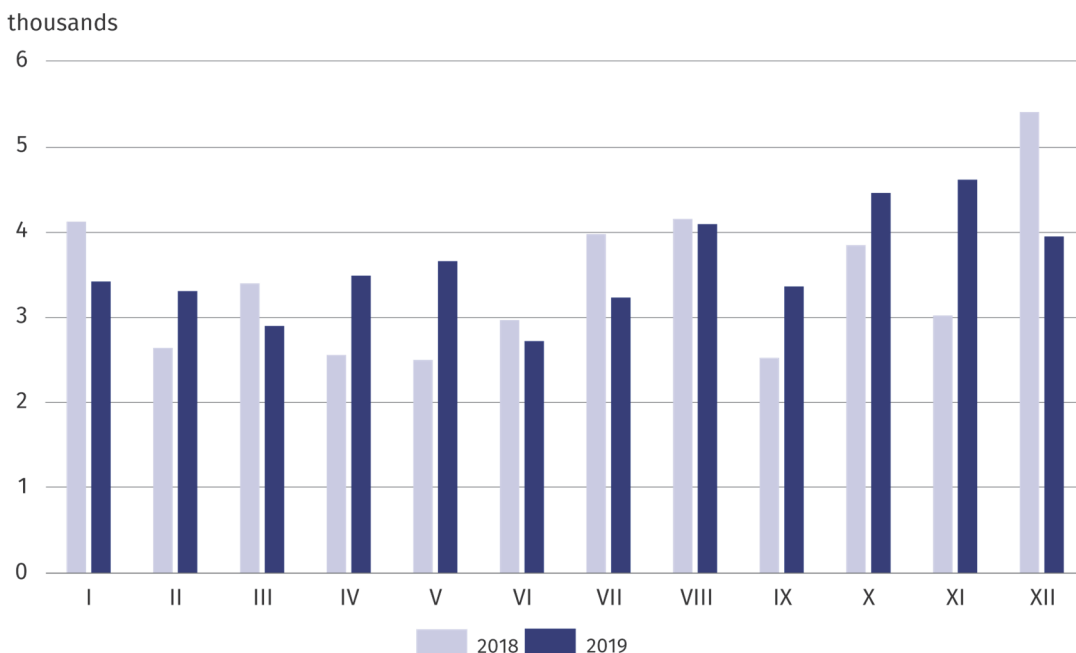
Dwellings completed²

In 2019, 43159 dwellings were completed in Mazowieckie Voivodship (i.e. by 5.1% more than a year before). Most dwellings were completed in November – 4610, and the least in June – 2718. The share of dwellings completed in the voivodship accounted for 20.8% of the national effects.

The largest group of completed dwellings was built in new residential buildings (98.5%). The remaining are dwellings created as a result of enlarging already existing residential buildings (1.2%), created as a result of reconstructing and adapting non-residential spaces in residential buildings (0.2%), in collective accommodation buildings and in non-residential buildings (0.1%).

¹ It applies to buildings completed as a whole or as first parts of new buildings; does not apply to collective accommodation buildings and single-family buildings not adapted to permanent residence (summer houses and bungalows as well as country residences). ² Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.

Chart 1. Dwellings completed



In the urban areas of the voivodship, 33093 dwellings were completed (by 1.4% more than a year before), and their share in the total number of dwellings in the voivodship increased by 2.7 pp. Dwellings completed in Warsaw capital city accounted for 50.0% of the effects of housing construction in the voivodship and 65.3% of effects achieved in urban areas (in 2018, respectively 57.0% and 71.8%). In rural areas of the voivodship, the number of dwellings completed fell by 19.1% in annual terms.

Dwellings completed in Warsaw capital city accounted for 50.0% of total dwellings completed in the voivodship

In urban areas, 89.5% of dwellings were built for sale or rent (in Warsaw capital city 95.8%). In rural areas, over 69% of dwellings completed were dwellings built by private investors.

In 2019, in Mazowieckie Voivodship, there was an increase in the number of dwellings completed in construction for sale or rent (by 1358), in private construction (by 806), cooperative (by 109), dwellings built by public building societies (by 58) and company construction (by 11). Less dwellings than a year before were completed in municipal construction (by 261).

Chart 2. Structure of dwellings completed by forms of housing construction



Table 1. Dwellings completed by forms of housing construction in 2019

SPECIFICATION	Dwellings	Rooms	Useful floor area per dwelling in m ²	
			total	average per dwelling
GRAND TOTAL	43159	150650	3551751	82,3
Urban areas	33093	99547	2227277	67,3
of which Warsaw capital city	21599	59122	1289540	59,7
Rural areas	10066	51103	1324474	131,6
Construction:				
Private	9546	52704	1440881	150,9
For sale or rent	32684	95373	2063674	63,1
Cooperative	525	1507	29227	55,7
Municipal	130	335	5422	41,7
Public building society	255	693	11811	46,3
Company	19	38	736	38,7

Standard of dwellings completed

In 2019, the average useful floor area per dwelling completed was 82.3 m² and increased by 3.2 m² compared to the previous year. Dwellings with the largest average useful floor area were completed in private construction – 150.9 m² (in 2018 – 150.2 m²), the smallest in company construction – 38.7 m² (in 2018 – 147.8 m²).

In urban areas, the average useful floor area per dwelling completed amounted to 67.3 m² (in 2018 – 65.5 m²), and in rural areas it was more than twice as large.

Among powiats, the largest average useful floor area per dwelling completed was in the siedlecki powiat – 161.4 m² and it was twice as large as the average in the voivodship. A large average useful floor area per dwelling completed was characterized by dwellings in the powiats: otwocki – 157,5 m², ostrołęcki – 148.5 m², żuromiński – 143.9 m². Dwellings with the smallest area were built in Warsaw capital city – 59.7 m², Płock – 61.9 m² and in Siedlce – 62.9 m².

In 2019, dwellings completed in Mazowieckie Voivodship on average consisted of 3.5 rooms (in 2017 – 3.4 rooms). The largest dwellings were completed by investors who built private dwellings – 5.5 rooms, and the smallest by investors who built company dwellings – 2.0 rooms.

Dwellings with the largest average useful floor area were completed in private construction – 150.9 m²

The average dwelling completed consisted of 3.5 rooms

Table 2. Dwellings completed by the number of rooms in 2019

SPECIFICATION	Total	Dwellings – in % – with specified number of rooms							
		1	2	3	4	5	6	7	8 and more
Private construction									
Grand total	9546	0,2	1,0	4,0	14,0	31,3	29,9	13,6	6,0
Urban areas	2567	0,5	1,1	3,8	15,4	30,2	27,3	13,3	8,5
of which Warsaw capital city	534	0,7	0,9	3,4	15,2	32,2	20,6	14,8	12,2
Rural areas	6979	0,1	1,0	4,1	13,5	31,7	30,8	13,7	5,0
Outside private construction									
Grand total	33613	6,1	34,9	34,8	14,8	6,2	2,3	0,4	0,5
Urban areas	30526	6,6	37,3	35,9	14,0	4,2	1,5	0,2	0,4
of which Warsaw capital city	21065	7,5	40,9	34,9	12,5	3,2	0,7	0,2	0,1
Rural areas	3087	1,3	11,1	24,4	22,7	26,5	10,6	2,1	1,3

The quality of dwellings completed determines their equipment in technical and sanitary installations. In 2019, almost 95% of the dwellings were fitted with water supply system, almost 86% with sewage system with the connection to the network, over 54% with central heating from the network and hot water centrally provided and 37% with gas from gas supply system.

Intensity of housing construction

In 2019, 8.0 dwellings were completed per 1000 population (an increase by 0.4 points per year; in urban areas by 0.1 points, and in rural areas by 0.8 points).

Table 3. Selected indicators concerning dwellings completed in 2019

SPECIFICATION	Voivodship	Urban areas	Rural areas
Dwellings per 1000 population	8,0	9,5	5,2
Dwellings per 1000 contracted marriages	1643	1937	1096
Rooms per 1000 population	27,8	28,5	26,6

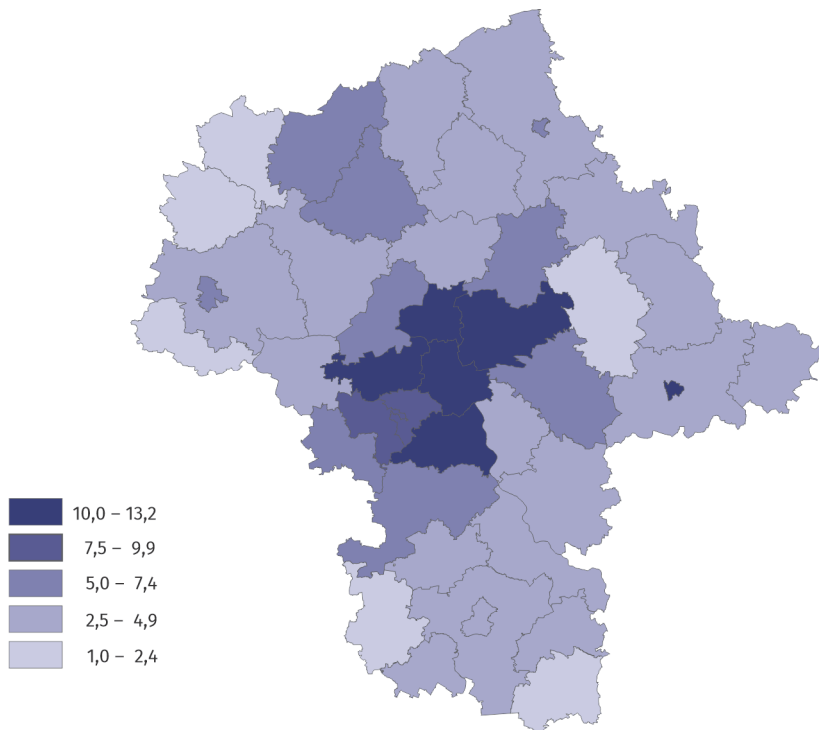
Most dwellings per 1000 population were completed in legionowski powiat – 13.2 (compared to 10.6 in 2018), m. st. Warszawa and warszawski zachodni – by 12.1 each (in 2018, 13.2; 9.8, respectively), while the lowest in zuromiński powiat – 1.0 (compared to 1.3 in 2018).

In 8 powiats (grodziski, pruszkowski, wołomiński, m. Siedlce, piaseczyński, warszawski zachodni, m. st. Warszawa, legionowski), the rate adopted a value higher than the voivodship average – 8.0.

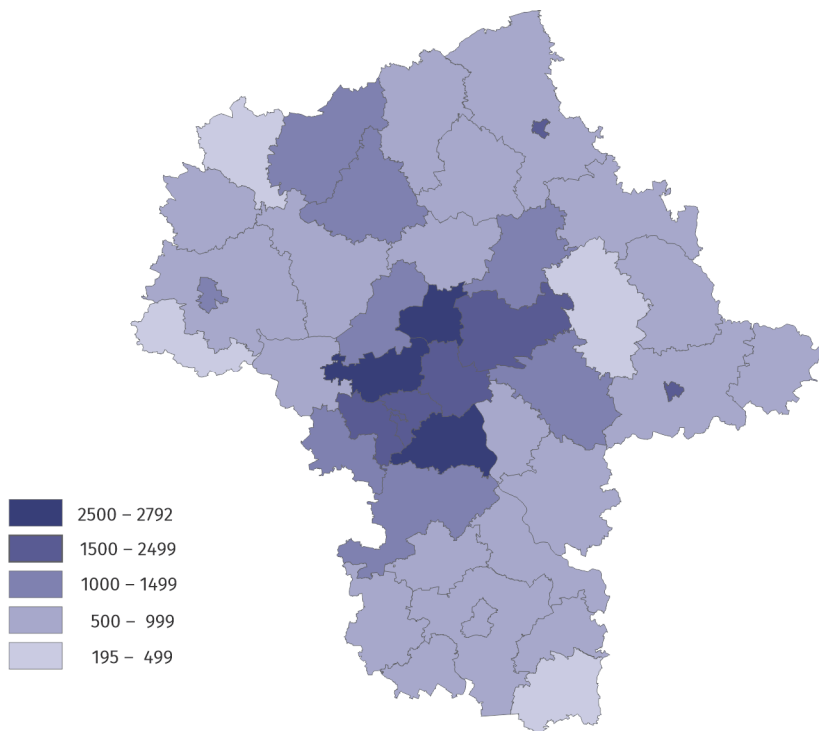
In 2019, the number of dwellings completed per 1000 newly contracted marriages amounted to 1643 (compared to 1509 in 2018); in urban areas – 1937, in rural areas – 1096. At the level of powiats, the highest rate was recorded in legionowski powiat – 2792, the lowest in

żuromiński powiat – 195. In 17 powiats of the voivodship there were more dwellings completed than marriages contracted (powiats: ciechanowski, grodziski, grójecki, legionowski, miński, mławski, nowodworski, piaseczyński, pruszkowski, warszawski zachodni, wołomiński, wyszkowski, żyrardowski, m. Ostrołęka, m. Płock, m. Siedlce, m.st. Warszawa).

Map 1. Dwellings completed per 1000 population in 2019



Map 2. Dwellings completed per 1000 contracted marriages in 2019



Dwellings in which construction has begun

In 2019, the construction of 45459 dwellings has begun in Mazowieckie Voivodship (i.e. 2.3% less than in 2018). In 2019, dwellings in which construction has begun intended for sale or rent accounted for 71.7%, and dwellings in private construction 26.9%. The remaining 1.4% were investments started by investors in cooperative, municipal, public building society and company construction.

Almost 73% made up dwellings in which construction has begun intended for sale or rent

Permits granted or registrations with a construction project

In 2019, in Mazowieckie Voivodship the number of dwellings for which permits have been granted or which have been registered with a construction project amounted to 48865 (i.e. 3.6% less than in 2018). 48155 dwellings will be built in new residential buildings (compared to 49953 dwellings in 2018). The remaining dwellings will be built in new non-residential buildings, collective accommodation buildings and in extended and reconstructed residential and non-residential buildings. Of all the apartments for which permits were granted or which were registered with a construction project 27.2% (compared to 25.2% in 2018) will be implemented by private investors.

Number of dwellings for which permits have been granted or which have been registered with a construction project decreased by 3.6%

Chart 3. Housing construction



^a Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.

Table 4. Mazowieckie Voivodship against the background of the country in 2019 – selected data

SPECIFICATION	Poland	Voivodship	
		total	Poland=100
New residential buildings completed ^a			
number	85708	12997	15,2
cubic volume in thousand m ³	89403,9	18925,9	21,2
Dwellings completed ^b			
number	207425	43159	20,8
per 1000 population	5,4	8,0	.
per 1000 contracted marriages	1131	1643	.
Rooms ^b			
number	783765	150650	19,2
average number of rooms per dwelling	3,8	3,5	.
Useful floor area per dwelling ^b			
in thousand m ²	18376,6	3551,8	19,3
average per dwelling in m ²	88,6	82,3	.
Dwellings completed by forms of housing construction ^b :			
private	69226	9546	13,8
for sale or rent	131435	32684	24,9
cooperative	2167	525	24,2
municipal	1838	130	7,1
public building society	2467	255	10,3
company	292	19	6,5
Dwellings in which construction has begun	237281	45459	19,2
Dwellings for which permits have been granted or which have been registered with a construction project	268775	48865	18,2
of which private construction	96697	13278	13,7

^a It applies to buildings completed as a whole or as first parts of new buildings; it does not apply to collective accommodation buildings and single-family buildings not adapted to permanent residence (summer houses and bungalows as well as country residences). ^b Including dwellings obtained from reconstruction and adaptation of non-residential spaces as well as dwellings in collective accommodation buildings and non-residential buildings.

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


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[Report on the socio-economic situation of Mazowieckie Voivodship 2020](#)

Evaluate
the study



Data available in databases

[Local Data Bank Industry and construction](#)

[Knowledge Databases Construction](#)

Terms used in official statistics

[Private construction](#)

[Municipal construction](#)

[Construction for sale or rent](#)

[Public building society](#)

[Cooperative construction](#)

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[Rooms completed](#)

[Dwellings completed](#)

[Useful floor space of a dwelling completed](#)