

Housing construction in Mazowieckie Voivodship in 2020

15 July 2021

 **108.1**

Dynamics of the number of dwellings completed y/y

In 2020, more dwellings were completed in Mazowieckie Voivodship than in the previous year. On the other hand, the number of dwellings in which construction had begun and for which permits have been granted or which have been registered with a construction project decreased.

New residential buildings completed¹

In Mazowieckie Voivodship, in 2020, 14840 new residential buildings were completed (i.e. by 14.2% more than a year before). Most of them were completed in rural areas – 9701 (65.4%). With the help of improved traditional technology, 96.8% of new residential buildings were erected. Taking into account the number of storeys, the majority were 2-story (66.6%) and 1-storey buildings (26.0% of new buildings). The average duration of construction of a new residential building amounted to 39.0 months and was 3.1 months longer than in 2019. Both in urban areas and in rural areas, their construction time decreased by 1.4 months and 4.1 months respectively.

In 2020, private investors built – 10338 new residential buildings (in 2019 – 9142 buildings). Their share in the total number of new residential buildings completed was 69.7% (in 2019 – 70.3%). In terms of the number of dwellings built by private investors, mainly single-dwelling buildings predominated, which in 2020 accounted for 98.0% of the number of new residential buildings completed by private investors.

By 14.2% more new residential buildings were completed

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

Dwellings completed²

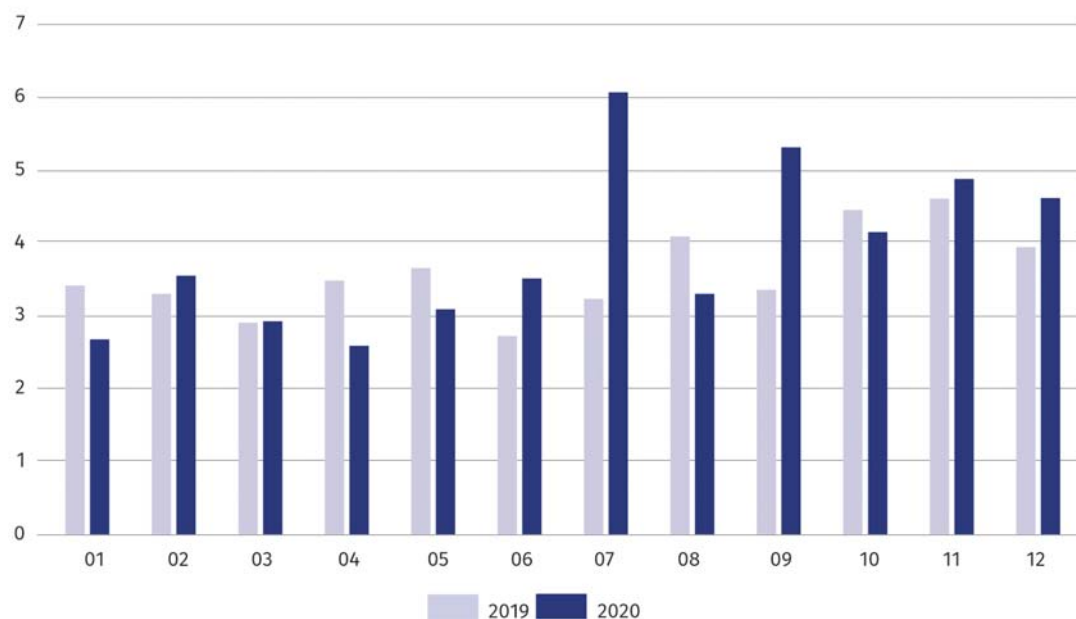
In 2020, 46638 dwellings were completed in Mazowieckie Voivodship (i.e. by 8.1% more than a year before). Most dwellings were completed in July – 6060, and the least in April – 2581. The share of dwellings completed in the Voivodship accounted for 21.1% of housing construction effects in the country.

The largest group of completed dwellings was built in new residential buildings (99.2%). The remaining are dwellings created as a result of enlarging already existing residential buildings (0.7%), created as a result of reconstructing and adapting non-residential spaces in residential buildings (0.1%), 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

thousands



In the urban areas of the Voivodship, 35207 dwellings were completed (by 6.4% more than a year before), and their share in the total number of dwellings in the Voivodship decreased by 1.2 pp. Dwellings completed in m.st. Warszawa accounted for 50.5% of the effects of housing construction in the Voivodship and 66.9% of effects achieved in urban areas (in 2019, respectively 50.0% and 65.3%). In rural areas of the Voivodship, the number of dwellings completed went up by 13.6% in annual terms.

In urban areas, 90.5% of dwellings were built for sale or rent (in m.st. Warszawa 96.1%). In rural areas, almost 70% of dwellings completed were dwellings built by private investors.

In 2020, in Mazowieckie Voivodship, there was an increase in the number of dwellings completed in construction for sale or rent (by 2624), private (by 1292), municipal (by 26). Less dwellings than a year before were completed in cooperative construction (by 433) and dwellings built by public building societies (by 11).

Dwellings completed in m.st. Warszawa accounted for 51% of total dwellings completed in the Voivodship

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

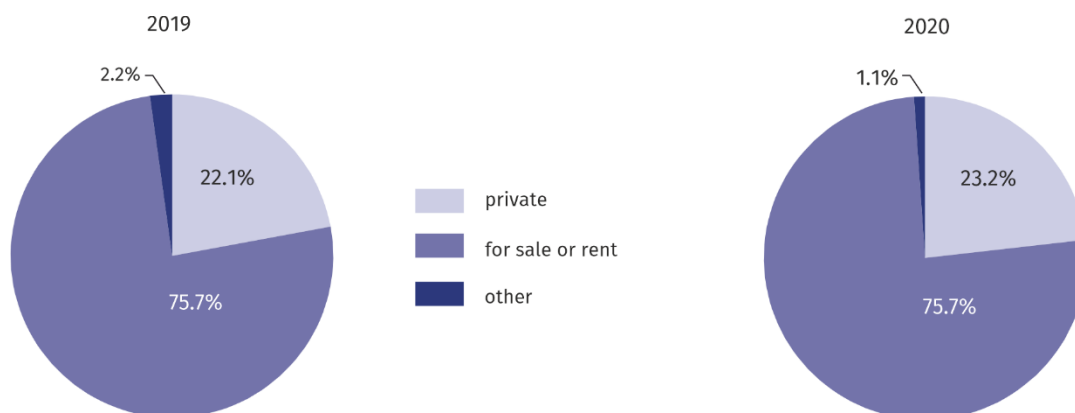


Table 1. Dwellings completed by forms of housing construction w 2020

SPECIFICATION	Dwellings	Rooms	Useful floor area per dwelling in m ²	
			total	average per dwelling
GRAND TOTAL	46638	163284	3911093	83,9
Urban areas	35207	104766	2390481	67,9
of which m.st. Warszawa	23543	62283	1395650	59,3
Rural areas	11431	58518	1520612	133,0
Construction:				
Private	10838	60109	1634453	150,8
For sale or rent	35308	102151	2254835	63,9
Cooperative	92	227	4811	52,3
Municipal	156	306	6473	41,5
Public building society	244	491	10521	43,1

Standard of dwellings completed

In 2020, the average useful floor area per dwelling completed was 83.9 m² and increased by 1.6 m² compared to the previous year. Dwellings with the largest average useful floor area were completed in private construction – 150.8 m² (in 2019 – 150.9 m²), the smallest in municipal construction – 41.5 m² (in 2019 – 41.7 m²).

In urban areas, the average useful floor area per dwelling completed amounted to 67.9 m² (in 2019 – 67.3 m²), and in rural areas it was nearly twice as large.

Among powiats, the largest average useful floor area per dwelling completed was in the siedlecki powiat – 162.3 m² and it was almost 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: ostrołęcki – 149.1 m², grodziski – 139.1 m², węgrowski – 138.5 m². Dwellings with the smallest area were built in m.st. Warszawa – 59.3 m², powiat mławski – 65.9 m², Płock – 67.8 m².

In 2020, dwellings completed in Mazowieckie Voivodship consisted on average of 3.5 rooms (similarly as in 2019). The largest dwellings were completed by investors who built private dwellings – 5.5 rooms, and the smallest by investors who built municipal dwellings – 2.0 rooms.

Dwellings with the largest average useful floor area were completed in private construction – 150.8 m²

The average dwelling completed consisted of 3.5 rooms

Table 2. Dwellings completed by the number of rooms in 2020

SPECIFICATION	Total	Dwellings – in % – with specified number of rooms							
		1	2	3	4	5	6	7	8 and more
Private construction									
Grand total	10838	0,2	0,8	3,8	13,6	31,1	30,5	13,7	6,2
Urban areas	2868	0,3	1,4	3,7	12,7	29,6	29,1	14,3	8,9
of which m.st. Warszawa	552	0,5	1,1	3,8	14,5	28,6	22,8	17,0	11,6
Rural areas	7970	0,1	0,6	3,9	13,9	31,7	31,1	13,5	5,3
In addition to private construction									
Grand total	35800	8,8	34,1	31,9	14,5	7,5	2,3	0,5	0,4
Urban areas	32339	9,6	36,7	33,1	13,8	4,8	1,4	0,3	0,3
of which m.st. Warszawa	22991	12,4	39,5	31,4	12,9	2,8	0,7	0,1	0,1
Rural areas	3461	1,2	10,7	20,7	21,0	32,7	10,4	2,1	1,2

The quality of dwellings completed determines their equipment in technical and sanitary installations. In 2020, almost 95% of the dwellings were fitted with water supply system, almost 85% with sewage system with the connection to the network, almost 53% with central heating from the network, almost 53% with hot water centrally provided and 36% with gas from gas supply system.

Intensity of housing construction

In 2020, 8.6 dwellings were completed per 1000 population (a 0.6 point increase; in urban areas 0.6 pp, and in rural area by 0.7 point).

Table 3. Selected indicators concerning dwellings completed in 2020

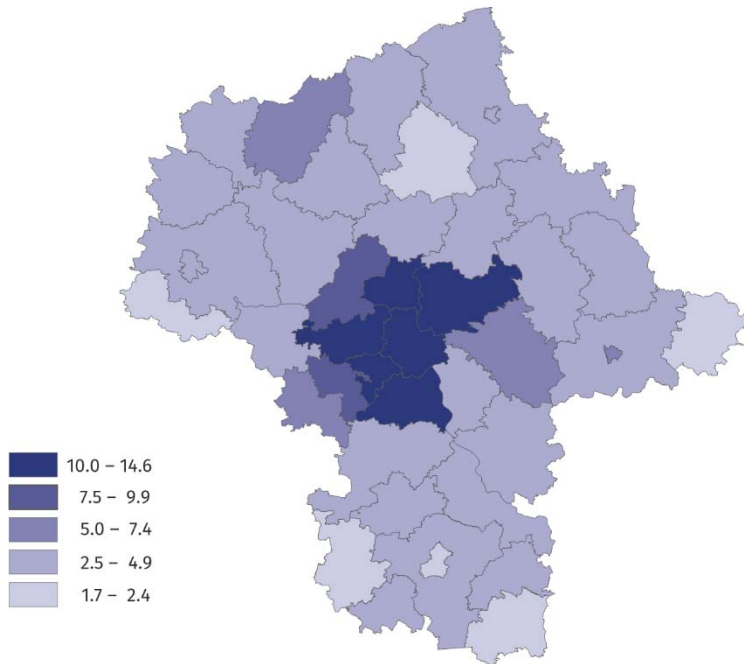
SPECIFICATION	Voivodship	Urban areas	Rural areas
Dwellings per 1000 population	8,6	10,1	5,9
Dwellings per 1000 contracted marriages	2202	2596	1501
Rooms per 1000 population	30,1	29,9	30,3

Most dwellings per 1000 population were completed in warszawski zachodni powiat – 14.6 (compared to 12.1 in 2019), legionowski and piaseczyński – by 13.5 each (in 2019, 13.2 and 11.8, respectively), m.st. Warszawa – 13.1 (12.1 in 2019) while the lowest in lipski powiat – 1.7 (compared to 1.9 in 2019). In 8 powiats (grodziski, legionowski, m.st. Warszawa, nowodworski, piaseczyński, pruszkowski, warszawski zachodni, wołomiński), the rate adopted a value higher than the voivodship average – 8.6.

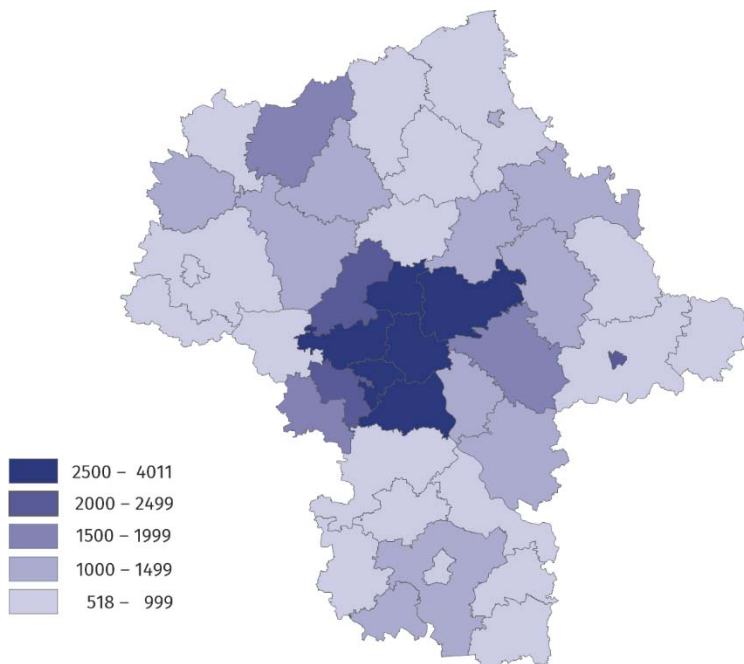
In 2020, the number of dwellings completed per 1000 newly contracted marriages increased due to postponed marriages due to the pandemic and amounted to 2202 (compared to 1643

in 2019); in urban areas – 2596, in rural areas – 1501. At the level of powiats, the highest rate was recorded in piaseczyński powiat – 4011, the lowest in lipski powiat – 518. In 23 powiats of the Voivodship there were more dwellings completed than marriages contracted (powiats: ciechanowski, garwoliński, grodziski, legionowski, miński, mławski, nowodworski, ostrowski, otwocki, piaseczyński, płoński, pruszkowski, radomski, sierpecki, szydłowiecki, warszawski zachodni, węgrowski, wołomiński, wyszkowski, żyrardowski, m. Ostrołęka, m. Siedlce, m.st. Warszawa).

Map 1. Dwellings completed per 1000 population in 2020



Map 2. Dwellings completed per 1000 contracted marriages in 2020



Dwellings in which construction has begun

In 2020, the construction of 40648 dwellings has begun in Mazowieckie Voivodship (i.e. 10.6% less than in 2019). In 2020, dwellings in which construction has begun intended for sale or rent accounted for 69.9%, and dwellings in private construction 29.4%. The remaining 0.7% were investments started by investors in cooperative, municipal, public building society and company construction.

Almost 70% made up dwellings in which construction has begun intended for sale or rent

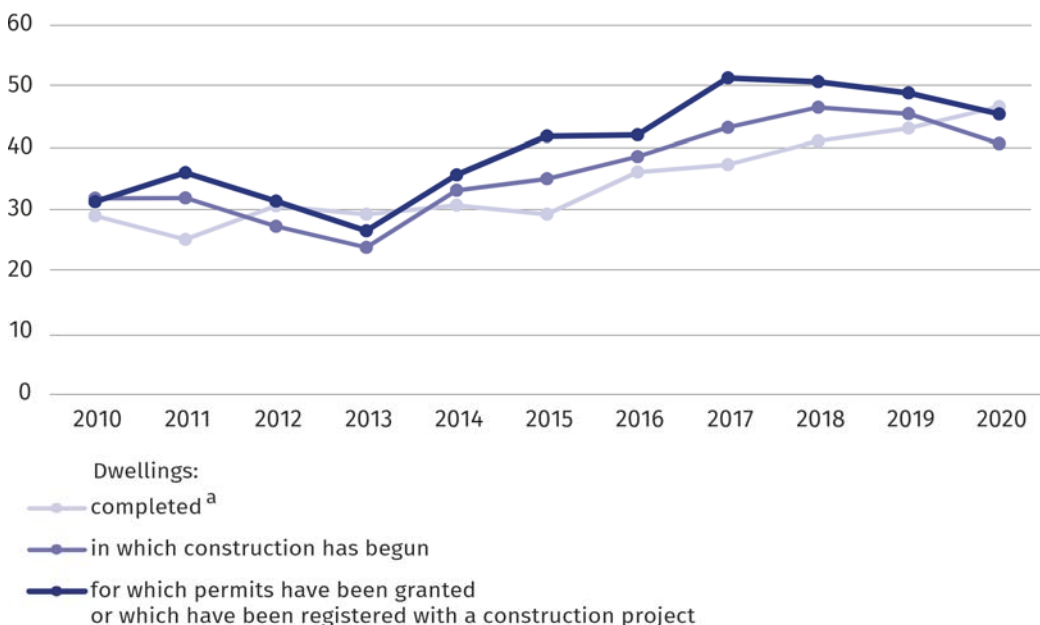
Permits granted or registrations with a construction project

In 2020, in Mazowieckie Voivodship the number of dwellings for which permits have been granted or which have been registered with a construction project amounted to 45406 (i.e. 7.1% less than in 2019). 44880 dwellings will be built in new residential buildings (compared to 48155 dwellings in 2019). 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 31.2% (compared to 27.2% in 2019) 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 7.1%

Chart 3. Housing construction

thousands



^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 2020 — selected data

SPECIFICATION	Poland	Voivodship	
		total	Poland=100
New residential buildings completed ^a			
number	92699	14840	16,0
cubic volume in thousand m ³	96086,1	20255,5	21,1
Dwellings completed ^b			
number	220831	46638	21,1
per 1000 population	5,8	8,6	.
per 1000 contracted marriages	1522	2202	.
Rooms ^b			
number	833041	163284	19,6
average number of rooms per dwelling	3,8	3,5	.
Useful floor area per dwelling ^b			
in thousand m ²	19585,4	3911,1	20,0
average per dwelling in m ²	88,7	83,9	.
Dwellings completed by forms of housing construction ^b :			
private	73991	10838	14,6
for sale or rent	142691	35308	24,7
cooperative	1498	92	6,1
municipal	1009	156	15,5
public building society	1615	244	15,1
company	27	–	.
Dwellings in which construction has begun	223842	40648	18,2
Dwellings for which permits have been granted or which have been registered with a construction project	276149	45406	16,4
of which private construction	101392	14164	14,0

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, provide information: “Own study on Statistics Poland data”.

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[Socio-economic situation of Mazowieckie Voivodship. December 2020](#)

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[Report on the socio-economic situation of Mazowieckie Voivodship 2021](#)

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](#)

[Company construction](#)

[Rooms completed](#)

[Dwellings completed](#)

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

