

Housing construction in Mazowieckie Voivodship in 2021

15 July 2022



95.2%

Indices of the number of dwellings completed y/y

In 2021, fewer 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 increased.

New residential buildings completed¹

In Mazowieckie Voivodship, in 2021, 17451 new residential buildings were completed (i.e. by 17.6% more than a year before). Most of them were completed in rural areas – 11341 (65.0%). With the help of improved traditional technology, 97.6% of new residential buildings were erected. Taking into account the number of storeys, the majority were 2-story (65.8%) and 1-storey buildings (26.9% of new buildings). The average duration of construction of a new residential building amounted to 42.5 months and was 3.5 months longer than in 2020. Both in urban areas and in rural areas, their construction time increased by 2.2 months and 2.8 months respectively.

In 2021, private investors built – 12457 new residential buildings (in 2020 – 10338 buildings). Their share in the total number of new residential buildings completed was 71.4% (in 2020 – 69.7%). In terms of the number of dwellings built by private investors, mainly single-dwelling buildings predominated, which in 2021 accounted for 98.2% of the number of new residential buildings completed by private investors.

By 17.6% more new residential buildings were completed

Private investors completed nearly 71% of the total number of new residential buildings

Dwellings completed²

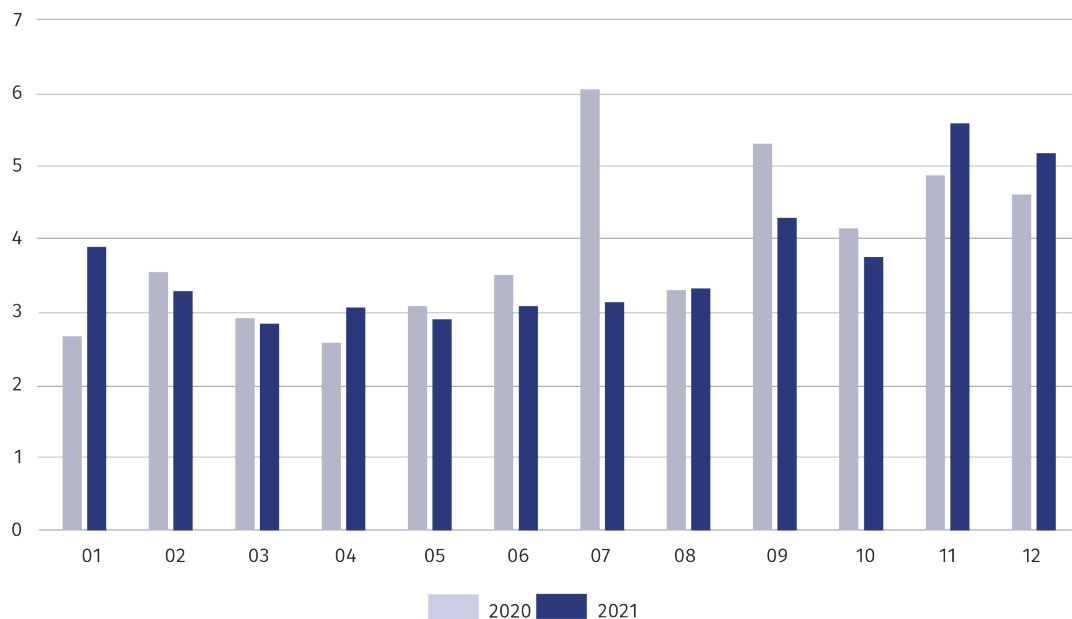
In 2021, 44,385 dwellings were completed in Mazowieckie Voivodship (i.e. by 4.8% less than in the previous year). The largest number of dwellings was completed in November – 5593, and the least in March – 2845. The share of dwellings completed in the Voivodship accounted for 18.9% of the total construction output 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 (0.5%), created as a result of reconstructing and adapting non-residential spaces in residential buildings (0.2%), 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

thousand



In the urban areas of the Voivodship, 31,249 dwellings were completed (by 11.2% less than a year before), and their share in the total number of dwellings in the Voivodship decreased by 5.1 pp. Dwellings completed in m.st. Warszawa accounted for 41.7% of the effects of housing construction in the Voivodship and 59.3% of effects achieved in urban areas (in 2020, respectively 50.5% and 66.9%). In rural areas of the Voivodship, the number of dwellings completed went up by 14.9% in annual terms.

In urban areas, 88.3% of dwellings were built for sale or rent (in m.st. Warszawa 95.7%). In rural areas, more than 73% of dwellings completed were dwellings built by private investors.

In 2021, in Mazowieckie Voivodship, there was a decrease in the number of dwellings completed in construction for sale or rent (by 4,216), in dwellings built by public building societies (by 161) and in cooperative construction (by 68). More dwellings than a year before were completed in private (by 2,123) and municipal construction (by 61).

Dwellings completed in m.st. Warszawa accounted for 42% 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 2021

Specification	Dwellings	Rooms	Useful floor area of dwellings in m ²	
			total	per dwelling
Grand total	44385	166138	4047362	91,2
Urban areas	31249	98743	2291523	73,3
of which m.st. Warszawa	18528	52702	1199810	64,8
Rural areas	13136	67395	1755839	133,7
Construction:				
Private	12961	71590	1950413	150,5
For sale or rent	31092	93809	2080957	66,9
Cooperative	24	64	1272	53,0
Municipal	217	411	8684	40,0
Public building society	83	226	4530	54,6
Company	8	38	1506	188,3

Standard of dwellings completed

In 2021, the average useful floor area per dwelling completed was 91.2 m² and increased by 7.3 m² compared to the previous year. Dwellings with the largest average useful floor area were completed in private construction – 150.5 m² (in 2020 – 150.8 m²), the smallest in municipal construction – 40.0 m² (in 2020 – 41.5 m²).

In urban areas, the average useful floor area per dwelling completed amounted to 73.3 m² (in 2020 – 67.9 m²), and in rural areas it was almost twice as large.

Among powiats, the largest average useful floor area per dwelling completed was in the siedlecki powiat – 154.3 m² and it was almost twice as large as the average in the Voivodship. A large average useful floor area per dwelling completed was characterised by dwellings in the powiats: ostrołęcki – 151.0 m², węgrowski – 150.8 m². Dwellings with the smallest area were built in Płock – 61.3 m², m.st. Warszawa – 64.8 m², mławski powiat – 69.8 m².

In 2021, dwellings completed in Mazowieckie Voivodship consisted on average of 3.7 rooms (in 2020 – 3.5). The largest dwellings were completed by investors who built private dwellings – 5.5 rooms, and the smallest by investors who built municipal dwellings – 1.9 rooms.

Dwellings with the largest average useful floor area were completed in private construction – 150.5 m²

The average dwelling completed consisted of 3.7 rooms

Table 2. Dwellings completed by the number of rooms in 2021

Specification	Total	Dwellings – in % – with specified number of rooms							
		1	2	3	4	5	6	7	8 and more
Private construction									
Total	12961	0,1	0,7	3,4	13,4	32,8	31,6	12,2	5,7
Urban areas	3321	0,2	0,9	3,5	12,2	31,5	31,0	12,3	8,5
of which m.st. Warszawa	642	0,3	0,5	3,4	12,5	29,0	29,6	12,5	12,3
Rural areas	9640	0,1	0,6	3,4	13,8	33,3	31,8	12,2	4,8
In addition to private construction									
Total	31424	7,0	32,6	31,0	16,0	9,4	3,1	0,6	0,2
Urban areas	27928	7,5	34,9	33,1	15,4	6,6	2,1	0,3	0,1
of which m.st. Warszawa	17886	9,2	37,3	32,5	14,3	5,1	1,4	0,2	0,1
Rural areas	3496	2,9	14,6	14,9	20,6	32,1	11,2	3,2	0,4

The quality of dwellings completed determines their equipment in technical and sanitary installations. In 2021, almost 95% of the dwellings were fitted with water supply system, almost 80% with sewage system with the connection to the network, almost 40% with central heating from the network, 40% with hot water centrally provided and 44% with gas from gas supply system.

Intensity of housing construction

In 2021, 8.2 dwellings were completed per 1,000 population (a 0.4 point decrease; in urban areas a decrease by 1.2 pp, and in rural area by 0.9 point).

Table 3. Selected indicators concerning dwellings completed in 2021

Specification	Voivodship	Urban areas	Rural areas
Dwellings per 1,000 population	8,2	8,9	6,8
Dwellings per 1,000 contracted marriages	1777	1944	1476
Rooms per 1,000 population	30,7	28,3	35,0

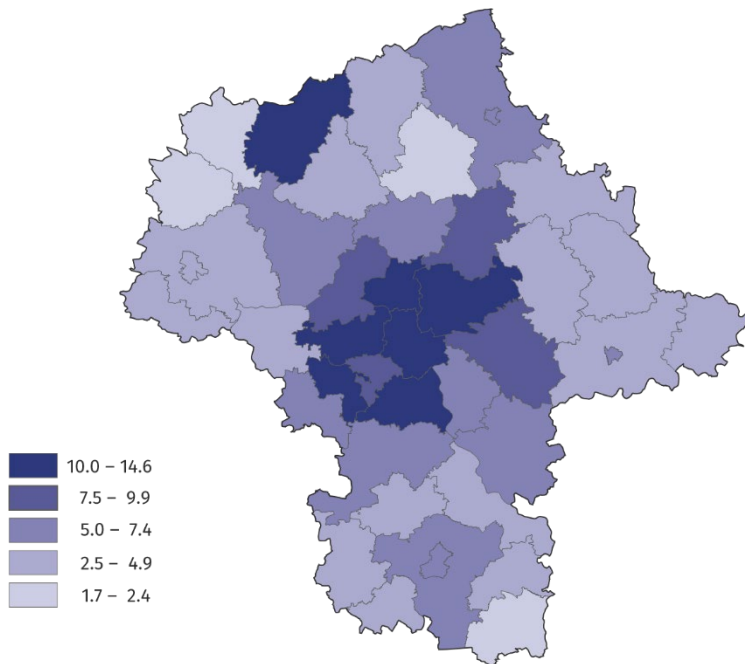
Most dwellings per 1,000 population were completed in legionowski powiat – 14.6 (compared to 13.5 in 2020), warszawski zachodni – by 14.1 (compared to 14.6 in 2020), wołomiński – 13.9 (compared to 12.7 in 2020), grodziski – 13.4 (compared to 9.5 in 2020), while the lowest in żuromiński powiat – 1.7 (compared to 3.4 in 2020). In 8 powiats (grodziski, legionowski, m.st. Warszawa, miński, mławski, piaseczyński, warszawski zachodni, wołomiński), the rate adopted a value higher than the voivodship average – 8.2.

In 2021, the number of dwellings completed per 1,000 newly contracted marriages increased due to postponed marriages due to the pandemic and amounted to 1,777 (compared to 2,202

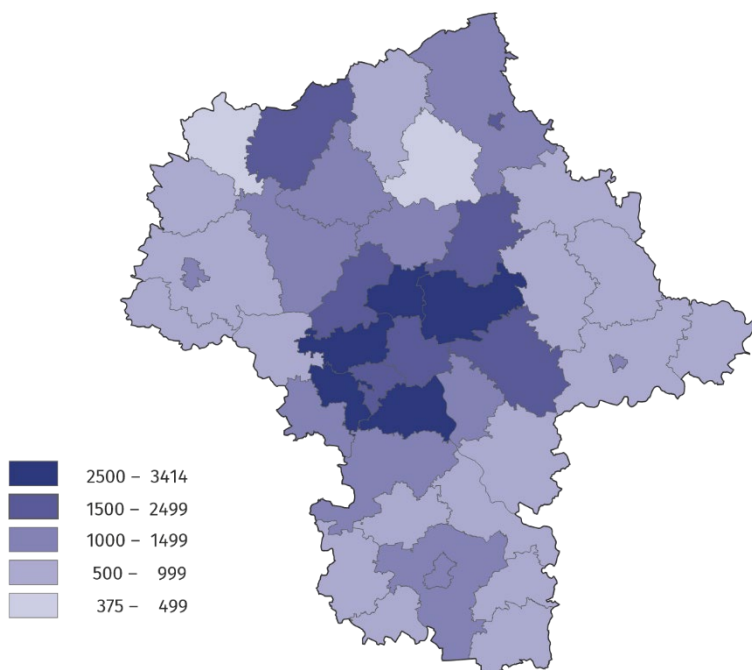
in 2020); in urban areas – 1944, in rural areas – 1476. At the level of powiats, the highest rate was recorded in warszawski zachodni– 3,414, the lowest in żuromiński powiat – 375.

In 23 powiats of the Voivodship there were more dwellings completed than marriages contracted (powiats: ciechanowski, garwoliński, grodziski, legionowski, miński, mławski, nowodworski, ostrołęcki, otwocki, piaseczyński, płoński, pruszkowski, pułtuski, radomski, warszawski zachodni, wołomiński, wyszkowski, żyrardowski, m. Ostrołęka, m. Płock, m. Radom, m. Siedlce, m.st. Warszawa).

Map 1. Dwellings completed per 1,000 population in 2021



Map 2. Dwellings completed per 1,000 contracted marriages in 2021



Dwellings in which construction has begun

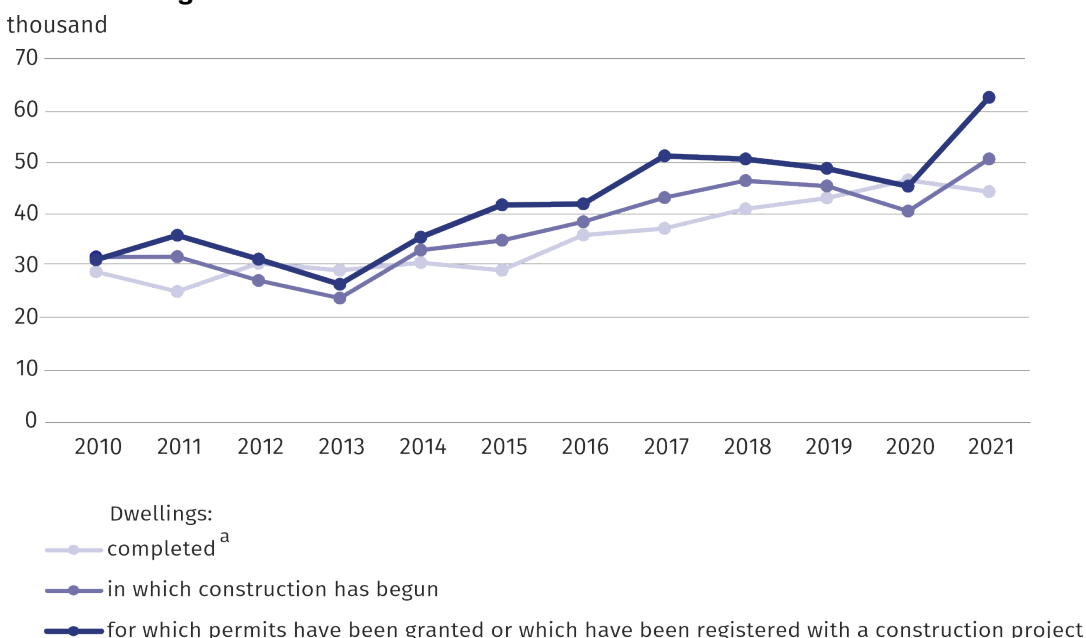
In 2021, the construction of 50,707 dwellings has begun in Mazowieckie Voivodship (i.e. 24.7% more than in 2020). In 2021, dwellings in which construction has begun intended for sale or rent accounted for 69.0%, and dwellings in private construction 29.8%. The remaining 1.2% were investments started by investors in cooperative, municipal, public building society and company construction.

69% made up dwellings in which construction has begun intended for sale or rent

Permits granted or registrations with a construction project

In 2021, in Mazowieckie Voivodship the number of dwellings for which permits have been granted or which have been registered with a construction project amounted to 62568 (i.e. 37.8% more than in 2020). 61985 dwellings will be built in new residential buildings (compared to 44880 dwellings in 2020). 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 29.0% (compared to 31.2% in 2020) will be implemented by private investors.

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 2021 – selected data

Specification	Poland	Voivodship	
		total	Poland=100
New residential buildings completed^a			
number	109388	17451	16,0
cubic volume in thousand m ³	107717,6	21071,6	19,6
Dwellings completed^b			
number	234680	44385	18,9
per 1,000 population	6,1	8,2	.
per 1,000 contracted marriages	1394	1777	.
Rooms^b			
number	916411	166138	18,1
average number of rooms per dwelling	3,9	3,7	.
Useful floor area per dwelling^b			
in thousand m ²	21801,7	4047,4	18,6
average per dwelling in m ²	92,9	91,2	.
Dwellings completed by forms of housing construction^b:			
private	88130	12961	14,7
for sale or rent	141941	31092	21,9
cooperative	2019	24	1,2
municipal	1260	217	17,2
public building society	1215	83	6,8
company	115	8	7,0

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.

Table 4. Mazowieckie Voivodship against the background of the country in 2021 – selected data (cont.)

Specification	Poland	Voivodship	
	total		Poland=100
Dwellings in which construction has begun			
number	277425	50707	18,3
private	106068	15113	14,2
for sale or rent	166285	35000	21,0
cooperative	1913	398	20,8
municipal	1056	73	6,9
public building society	1914	123	6,4
company	189	–	.
Dwellings for which permits have been granted or which have been registered with a construction project	341203	62568	18,3
of which private construction	123010	18156	14,8

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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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](#)

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