

Residential construction in Mazowieckie Voivodship in 2022

13 July 2023

 **97.2**

Indices of the number of dwellings completed y/y

In 2022, fewer dwellings were completed in Mazowieckie Voivodship than in the previous year. 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 as well.

New residential buildings completed¹

In Mazowieckie Voivodship, in 2022, 17074 new residential buildings were completed (i.e. by 2.2% less than a year before). Most of them were completed in rural areas – 11645 (68.2%). Taking into account the number of storeys, the majority were 2-storey (66.1%) and 1-storey buildings (26.7% of new buildings). The average duration of construction of a new residential building amounted to 45.1 months and was 2.6 months longer than in 2021. In urban areas, their construction time increased by 4 months, while in rural areas decreased by 0.4 months.

In 2022, private investors built – 12191 new residential buildings (in 2021 – 12457 buildings). Their share in the total number of new residential buildings completed was at the same level as in 2021 (71.4%). In terms of the number of dwellings built by private investors, mainly single-dwelling buildings predominated, which in 2022 accounted for 98.2% of the number of new residential buildings completed by private investors.

By 2.2% less new residential buildings were completed

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

Dwellings completed²

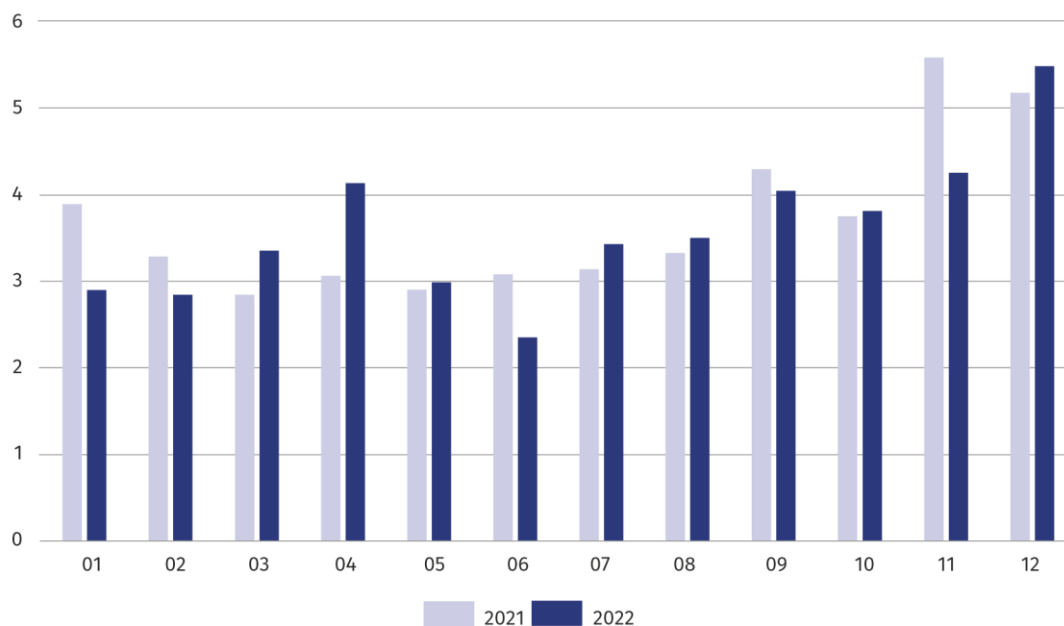
In 2022, 43137 dwellings were completed in Mazowieckie Voivodship (i.e. by 2.8% less than in the previous year). The largest number of dwellings was completed in December – 5494, and the least in June – 2352. The share of dwellings completed in the Voivodship accounted for 18.1% of the total construction output in the country.

The largest group of completed dwellings was built in new residential buildings (98.6%). The rest are dwellings created as a result of enlarging already existing residential buildings (0.9%), created as a result of reconstructing and adapting non-residential spaces in residential buildings (0.4%), as well as in non-residential buildings (0.1%).

¹ 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, 29555 dwellings were completed (by 5.4% less than a year before), and their share in the total number of dwellings in the Voivodship decreased by 1.9 pp. Dwellings completed in m.st. Warszawa accounted for 35.9% of the effects of housing construction in the Voivodship and 52.3% of effects achieved in urban areas (in 2021, respectively 47.1% and 59.3%). In rural areas of the Voivodship, the number of dwellings completed went up by 3.4% in annual terms.

In urban areas, 87% of dwellings were built for sale or rent (in m.st. Warszawa 92.5%). In rural areas, more than 70% of dwellings completed were dwellings built by private investors.

In 2022, in Mazowieckie Voivodship, there was a decrease in the number of dwellings completed in construction for sale or rent (by 1249), private (by 336), and in municipal (by 146). More dwellings than a year before were completed in cooperative (by 442) and in company construction (by 22) as well as in buildings built by public building societies (by 19).

Dwellings completed in m.st. Warszawa accounted for nearly 36% of total dwellings completed in the Voivodship

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

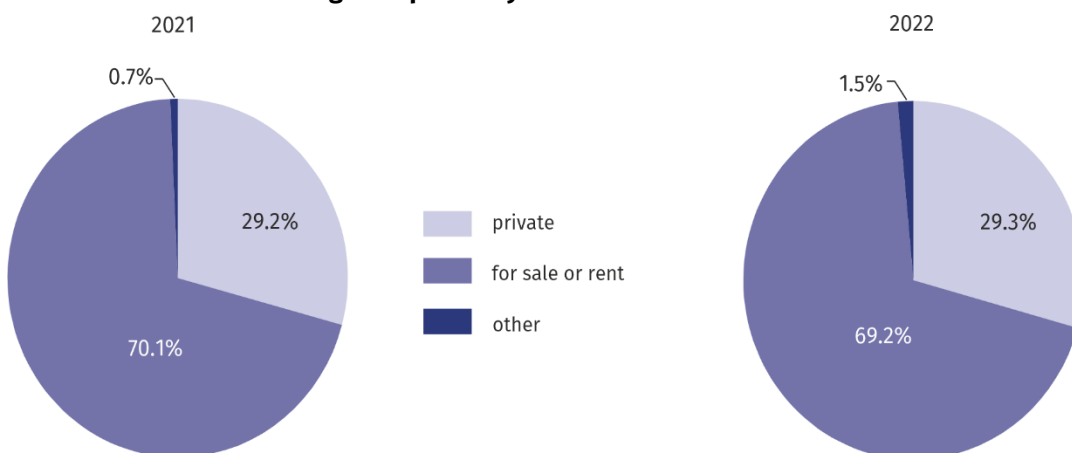


Table 1. Dwellings completed by forms of housing construction in 2022

Specification	Dwellings	Rooms	Useful floor area of dwellings in m ²	
			total	per dwelling
Grand total	43137	159789	3848833	89,2
Urban areas	29555	90820	2074128	70,2
of which m.st. Warszawa	15465	42955	971766	62,8
Rural areas	13582	68969	1774705	130,7
Construction:				
private	12625	68876	1862050	147,5
for sale or rent	29843	89084	1949982	65,3
cooperative	466	1354	27330	58,6
municipal	71	146	3111	43,8
public building society	102	239	4321	42,4
company	30	90	2039	68,0

Standard of dwellings completed

In 2022, the average useful floor area per dwelling completed was 89.2 m² and decreased by 2.0 m² compared to the previous year. Dwellings with the largest average useful floor area were completed in private construction – 147.5 m² (in 2021 – 150.5 m²), the smallest in buildings built by public building societies – 42.4 m² (in 2021 – 54.6 m²).

In urban areas, the average useful floor area per dwelling completed amounted to 70.2 m² (in 2021 – 73.3 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 – 153.2 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 – 142.5 m², żuromiński – 138.2 m², białobrzegi – 134.0 m². Dwellings with the smallest area were built in m.st. Warszawa – 62.8 m², Płock – 64.2 m², Siedlce – 65.6 m².

In 2022, dwellings completed in Mazowieckie Voivodship consisted on average of 3.7 rooms (the same as in 2021). The largest dwellings were completed by investors who built private dwellings – 5.5 rooms, and the smallest by investors who built municipal dwellings – 2.1 rooms.

Dwellings with the largest average useful floor area were completed in private construction – 147.5 m²

The average dwelling completed consisted of 3.7 rooms

Table 2. Dwellings completed by the number of rooms in 2022

Specification	Total	Dwellings – in % – with specified number of rooms							
		1	2	3	4	5	6	7	8 and more
Private construction									
Total	12625	0,2	1,0	3,9	14,7	32,4	30,8	11,7	5,3
Urban areas	3179	0,3	1,5	4,2	14,1	29,9	29,8	12,4	7,9
of which m.st. Warszawa	745	0,8	2,6	6,8	14,1	25,6	29,8	10,9	9,4
Rural areas	9446	0,1	0,9	3,8	14,8	33,3	31,2	11,4	4,4
In addition to private construction									
Total	30512	7,6	34,1	29,6	15,9	8,6	3,3	0,6	0,4
Urban areas	26376	8,4	37,8	31,8	14,8	5,0	1,6	0,4	0,2
of which m.st. Warszawa	14720	10,8	40,4	30,3	13,4	3,6	1,0	0,4	0,2
Rural areas	4136	2,6	10,0	15,8	23,2	31,3	13,8	2,0	1,3

The quality of dwellings completed determines their equipment in technical and sanitary installations. In 2022, almost 94% of the dwellings were fitted with water supply system, almost 80% with sewage system with the connection to the network, 41% with central heating from the network, more than 40% with hot water centrally provided and 38% with gas from gas supply system.

Intensity of housing construction

In 2022, 7.8 dwellings were completed per 1,000 population (a 0.3 point decrease; in urban areas a 1.2 pp decrease, and in rural areas a 0.9 point increase).

Table 3. Selected indicators concerning dwellings completed in 2022

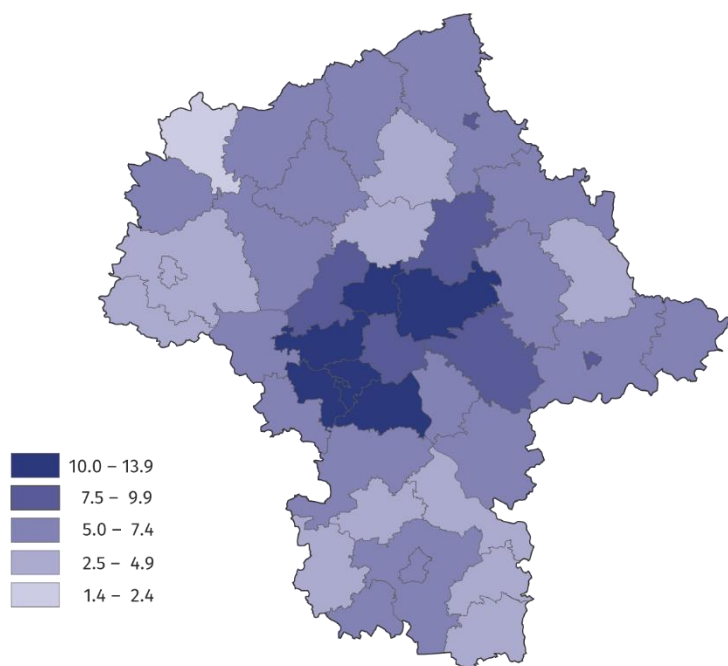
Specification	Voivodship	Urban areas	Rural areas
Dwellings per 1,000 population	7,8	8,3	7,0
Dwellings per 1,000 contracted marriages	1838	1903	1710
Rooms per 1,000 population	29,0	25,5	35,5

Most dwellings per 1,000 population were completed in piaseczyński powiat – 13.9 (compared to 10.3 in 2021), pruszkowski, warszawski zachodni – by 13.1 (7.8 and 13.0, respectively in 2021), while the lowest in żuromiński powiat – 1.4 (compared to 1.7 in 2021). In 12 powiaty (grodziski, legionowski, miński, nowodworski, piaseczyński, pruszkowski, warszawski zachodni, wołomiński, wyszkowski, Ostrołęka, Siedlce, m.st. Warszawa), the rate adopted a value higher than the voivodship average – 7.8.

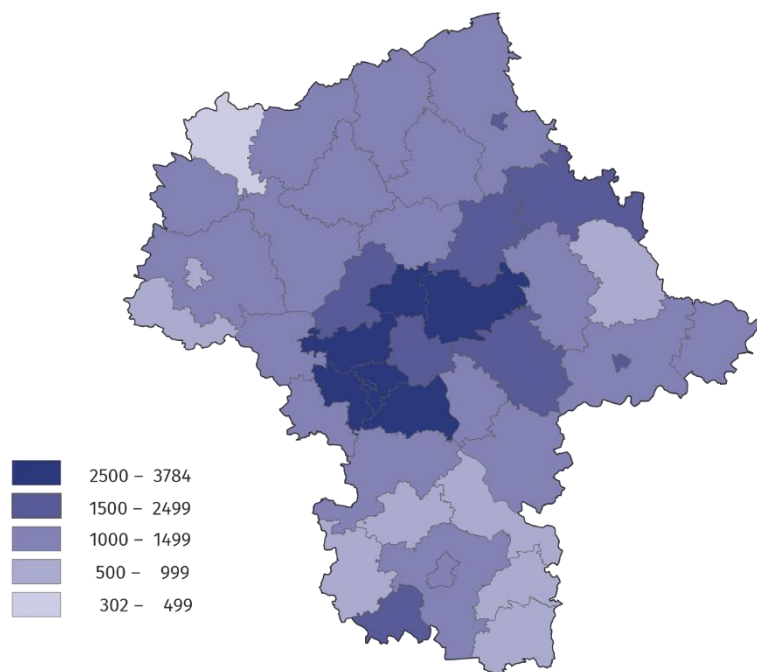
In 2022, the number of dwellings completed per 1,000 newly contracted marriages increased and amounted to 1838 (compared to 1777 in 2021); in urban areas – 1903, in rural areas – 1710.

In 33 out of 42 powiats of the Voivodship more dwellings were completed than marriages were contracted. The highest rate was recorded in warszawski zachodni powiat – 3784, the lowest in Żuromiński powiat – 302.

Map 1. Dwellings completed per 1,000 population in 2022



Map 2. Dwellings completed per 1,000 contracted marriages in 2022



Dwellings in which construction has begun

In 2022, the construction of 36564 dwellings has begun in Mazowieckie Voivodship (i.e. 27.9% less than in 2021). In 2021, dwellings in which construction has begun intended for sale or rent accounted for 68.0%, and dwellings in private construction 30.7%. The remaining 1.3% were investments started by investors in cooperative, municipal, public building society and company construction.

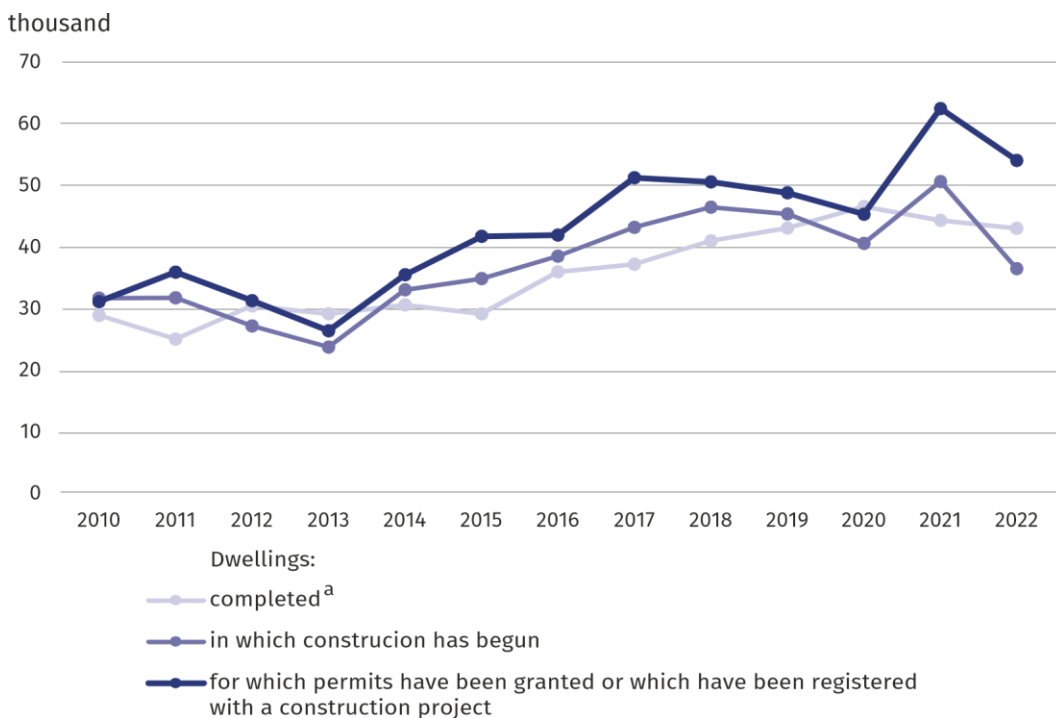
68% made up dwellings in which construction has begun intended for sale or rent

Permits granted or registrations with a construction project

In 2022, in Mazowieckie Voivodship the number of dwellings for which permits have been granted or which have been registered with a construction project amounted to 54111 (i.e. 13.5% less than in 2021) with an average area of 84.8 m². 53434 dwellings will be built in new residential buildings (compared to 61985 dwellings in 2021). 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 23.0% (compared to 29.0% in 2021) will be implemented by private investors.

The number of dwellings for which permits have been granted or which have been registered with a construction project decreased by 13.5%

Chart 3. Residential 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 2022 – selected data

Specification	Poland	Voivodship	
		total	Poland=100
New residential buildings completed^a			
number	112778	17074	15,1
cubic volume in thousand m ³	108463,6	20117,0	18,5
Dwellings completed^b			
number	238490	43137	18,1
per 1,000 population	6,3	7,8	.
per 1,000 contracted marriages	1531	1838	.
Rooms^b			
number	927525	159789	17,2
average number of rooms per dwelling	3,9	3,7	.
Useful floor area per dwelling^b			
in thousand m ²	22021,0	3848,8	17,5
average per dwelling in m ²	92,3	89,2	.
Dwellings completed by forms of residential construction^b:			
private	90734	12625	13,9
for sale or rent	143971	29843	20,7
cooperative	1513	466	30,8
municipal	629	71	11,3
public building society	1606	102	6,4
company	37	30	81,1

a 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 2022 – selected data (cont.)

Specification	Poland	Voivodship	
		total	Poland=100
Dwellings in which construction has begun			
number	200288	36564	18,3
private	82150	11209	13,6
for sale or rent	115285	24859	21,6
cooperative	687	260	37,8
municipal	839	155	18,5
public building society	1243	50	4,0
company	84	31	36,9
Dwellings for which permits have been granted or which have been registered with a construction project	298372	54111	18,1
of which private construction	89458	12448	13,9

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 2022](#)

[Statistical Bulletin of Mazowieckie Voivodship 4 quarter 2022](#)

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

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](#)

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